

DRAFT
Lake Conley Board of Director's 2025 Board Meeting
November 10, 2025
7:00pm

Georgia Foltz, President, called the Board of Directors Meeting to order at 7:00pm.

Lake Conley residents and Board members recited the Pledge of Allegiance.

Roll Call was taken: Present were Georgia Foltz, Fred Bohinski, Joe Masone, Don Young, and Julie Phillips.

Georgia Foltz was appointed as Chairperson of the meeting, all members approved.

Georgia stated this is the 2026 Budget Meeting; our proof of the meeting was the Agenda that had been posted since Friday, November 7, 2025.

A Motion was made to waive the reporting of the Financial Report; Motion was made, seconded and passed.

A Motion was made to approve the Annual Budget for 2026; Motion was made and seconded. A roll call of all Board Members was taken, all responded "No" to passing the 2026 Budget, therefore, the Budget was not passed. The Budget was suspended which would allow the Board Members to present a new Budget within ten (10) days; if a new Budget is not proposed, the Board would revert back to the 2025 Budget.

Joe Masone stated a Financial Reserve Study had been accomplished which addressed issues within the park and they will be addressed in a timely manner.

The Budget meeting was suspended until further notice and the monthly meeting continued.

The April 2025 Meeting Minutes were approved by the Board Members.

PRESIDENT'S REPORT: Georgia Foltz

- Georgia stated it was good to be back and to see the "snowbirds" trickling back into the park.
- She expressed her sorrow for all the residents who had passed over the summer; they will be missed.
- She has talked with Heidi Rossi-Wolfe who is in charge of the beautification committee for the front entrance. As soon as her committee members return, they will work on the project. If anyone is interested in being a part of the project, contact Heidi.
- If you have a change of address, please fill out the change of address form and turn it into the office.

REAL ESTATE REPORT – Julie Phillips

- There are currently 13 homes on the market; we should have three closings this month.

TREASURER'S REPORT – Joe Masone

- Thanked Julie Phillips for assistance this summer on the issues that happened
- Thanked the Social Club (Carlyn, Bill, Heidi, John, etc) and many who helped. The Social Club buys things around the common areas, then the Board takes over the responsibility of it.
- Mentioned that there could be Zoom meetings via video conference possibly done in the future as allowed by Florida statutes.

SECURITY REPORT – Fred Bohinski

- Over the past six weeks, the gate bar has been knocked off twice.
- Reminder to residents, if you need changes to your phone number, batteries for clickers, or new clickers to please come to the office on Wednesday mornings, or contact him or Julie Phillips.
- The posted speed limit in the park is **15 MILES PER HOUR. PLEASE SLOW DOWN!!** There are too many individuals speeding on our streets.
- Reminder – if you need to update your pets records for rabies shots or other vaccinations, please supply the office with current paperwork. Under Pasco County law, Ordinance 14, all pets four months and older are required to have a Pasco County license. Most area vets can provide them or you can go the county website to obtain it.

COVENENT REPORT – Georgia Foltz

- Reminder – If you plan to make any changes to the exterior of your unit or landscape, please fill out the Architectural Change Form and turn it into the office. Please do not start the project until you have approval to do so.
- **PLEASE DO NOT CLICK YOUR CLICKER UNTIL YOU ARE AT THE ENTRANCE OF THE PARK!!!** If you click it on Bonita, you cannot see if there are other cars trying to gain entrance to the park and you mess up the process/system.
- Be patient and wait your turn, do NOT go around a vehicle that is parked at the call box/keypad.

MAINTENANCE REPORT – Don Young

- Pasco County Fire Department conducted an inspection on October 20, 2025 – we passed.
- Oaks Landscaping trimmed trees along Roselawn Drive.
- Thank you to Paul Wells for power washing the Guard Shack.
- Thank you to all the volunteers who picked up bags of garbage along the fence line on Roselawn Drive.
- Thank you to Joe and Julie for addressing maintenance issues over the summer.
- In the process of obtaining quotes/estimates to replace our 2 air conditioning units for the clubhouse to ensure we'll have the funding in the reserve account.
- Renewed our contract with Allied Air Conditioning for servicing our air conditioners.
- Our washroom drains were plugged again; two water filters were replaced on the water system in the club house; repaired an irrigation system leak on the water line along Roselawn Drive; RS Bayway sprayed the pool deck for ants.
- Upcoming maintenance items required:
 - Paint ceiling tile in clubhouse due to a water stain.
 - Power wash fence outside of pool area to remove water stains.
 - Obtain quotes to replace floor tile in outdoor shower pool area.
 - Install drain cleanout to improve future draining flushing.
 - Review service contract with Oaks Lawn Service.

RV LOT REPORT – Don Young

- We currently have no vacant lots.
- There are six (6) names on the waiting list for the small lot and 20 names on the waiting list for a large lot.
- A reminder for those people that are currently using the RV lot. **Payment is due in full by January 1st, 2026. A late payment fee of \$25.00 will be levied if your payment is not in the LC office by end of day January 1st, 2026. In addition, if payment for a lot is not received by January 25th, 2026, your lot agreement will be terminated and the lot assigned to the next person on the waiting list.**
- We also required that a current vehicle registration be on file in the LC office for any vehicle that you park on the lot.

- A Golf Cart is required to be registered and carry liability insurance if brought onto LC property. Please be sure that we have a current copy of your liability insurance and that you have registered your cart with the LC Office before you park it on any of our lots.
- Each vehicle parked on one of our RV lots is required to have a “LC RV LOT DECAL” on the vehicle to be parked on our lots. The Decals are available at the LC Office at a cost of \$5.00 per vehicle.

OLD BUSINESS – Don Young

- Smiling Gary cleared the trees and bushes on the new property that we acquired.
- Fencing was installed along the length of the new property along with a gate, so Gary can mow outside of the fence line.

NEW BUSINESS – Georgia Foltz

A vote was taken of the Board Members to appoint Shirley Brown to the Fining Committee. Motions were made and voted on by the Board. Shirley Brown was approved by all Board Members.

BOARD MEMBER COMMENTS:

- It was reiterated that all residents need to do the speed limit and to stop at all stop signs. That includes vehicles, Golf Carts, Electric bikes and manual bikes.

RESIDENT’S COMMENTS:

- Resident asked about LC having a plan in the event of a hurricane – Ameri-tech representative stated they have a plan in place after an hurricane if we ever need assistance.

ADJOURNMENT: The meeting was adjourned at 7:59pm.

Respectfully Submitted,

Julie Phillips
Secretary