

Leisure Lake

Condominium Association

CONDO CONNECTION

JANUARY, 2026



Board of Directors

STEVE RALEIGH-
PRESIDENT

JAMES MAYO-
VICE PRESIDENT

CINDY MATHERS-
TREASURER

MIKE TERRY-
SECRETARY

PAM SAGADY-
TRUSTEE

MARK WRIGHT-
TRUSTEE

CHRIS JACOB-
TRUSTEE

LEISURE LAKE CONDOMINIUM ASSOCIATION

10001 Goodall Rd.

Unit F-1

Durand, MI 48429

Office 989-288-2616

Email - llcaofficemanager@gmail.com

Website - leisurelakemi.org

Security Booth - 989-288-4131

Maintenance - 810-569-2327

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Maintenance Supervisor **BILL MATHERS**

Security team lead **JERRY VIK**

Webmaster **JOHN MANSE**



Hi All,



I hope everyone had a Merry Christmas and Happy New Year 2026!

We are having regular phone/team meetings with EGLE on the status of removing our French Drains, Wastewater Study of our septic system and will be compiling yearly results, I will be requesting a face-to-face meeting with EGLE, Our Attorney, Gray Water Committee and Board Members to discuss the outcome and results. I will let everyone know the outcome!

We also are working on the lake level and Durand's obligation to supply us water when needed, between the attorney cost and the engineering cost this may become costly but is needed to protect our lake. Durand has asked the court for one year to work on this which also gives us one year to do the same. For those of you that do not know Durand is taking Leisure Lake to Court to get out of the 35-year-old court order to supply water to the lake when it falls below a certain level, they claim their water pump is broke down.

The Audit with Lewis & Knoff went well and is completed, taxes are finished and sent in, we will be meeting with them to discuss possible future services, we were told they did not find any wrong doings in the books and added they could only examine what they had available.

We have purchased a new self-contained camera security system for the clubhouse; within the past year we have had a few incidents and vandalism that was not recorded properly to identify anyone's proof to identity, if this system works well, we will be adding more systems to other areas in the park. We still have our original camera system for security and will keep it running but adding a backup system for close up video are needed. There will be a total of 8- cameras outside to get a view of entering and leaving the clubhouse, bathrooms, beach area, Playground and the pavilion! Maintenance will install them and the soon to be park manager will control them as an added safety measure.

On a positive note, we have a co-owner interested in renting the Leisure Lake Store and will be in negotiation with them soon. They have experience and knowledge in the business and will be beneficial to the park; we look forward on working with them.

Stay warm spring is around the corner!

Steven Raleigh



CONDO CONNECTION

FROM THE TREASURER

Greeting Leisure Lake Campers,

I would first like to WELCOME ALL NEW CO-OWNERS to the Lake family. PLEASE MAKE SURE YOU STOP IN THE OFFICE TO REGISTER. WE NEED YOUR INFORMATION STATING YOU ARE THE NEW OWNERS. THERE WILL BE SOME PAPERWORK TO BE FILLED OUT FOR OUR FILES. THIS SHOULD ONLY TAKE APPROXIMATELY 10 MINUTES OR SO TO COMPLETE. You will need to bring in with you, your proof of ownership (Registered Deed, Quit Claim Deed or Land Contract), your Title for the RV, Registration for Permanent Plate (if you have one), pet's vet records and license, and your list of guest for the security booth. This information is required to be on file. To all of our "seasoned" campers, let's make sure we welcome all the new families that are now part of our camping community. Many of these new owners have joined us and are not familiar with the concept of Condominium Association Campgrounds. PLEASE Help the staff give them the information to familiarize them to how the association functions. Your assistance is appreciated.

The New Assessment Fees will be announced as soon as I have received word that the amount has been approved by the Board of Directors AFTER THEY HAVE THEIR ANNUAL BUDGET MEETING. It will be posted on the website.

We will have 4 seats open for the Board of Directors this year. You will find a form for the "Letter of Intent" included in the packet of this newsletter. Please fill it out and return to the office by 5:00 pm March 2, 2026 if you are interested in running for a seat. Three of the seats will hold a 2 year term. One will fill a 1 year term. All candidate letters will be included in the next Condo sent out in March for the others see who is running. Your name will be included on the ballot as a candidate for election if received by the deadline. There will be opportunity for candidates to introduce yourself at the meeting for three minutes.. Also, the President will introduce you at the meeting. Please take Note--If we do not get enough candidates, it is possible that a write-in could win a seat. Candidates will also undergo a criminal background check to be done when turning in their letter of intent. The annual election meeting will be held at Durand High School in the cafeteria. Friday, April 17, 2026. doors open at 6:00 PM

The account balances as of January 02, 2026 are operational \$150,463.04, capital reserve \$91,629.13, overflow \$14,497.95, bank #2 balance \$61,659.95, booster \$3,776.10, future \$3,579.00, cd \$268,267.78..

The audit that we had done is now complete and everything went great! We (the board) are in the process of having accountants in quarterly. We are also looking into changing to only use one financial institution where we currently use 3.

We currently own lot 51 and it is up for sale. It is listed at \$4,000.00 it does not have a unit on it, just a dirt lot. If you are interested in this lot please contact the office.

We currently have a few job openings for next season. If you or anyone is interested please go to the office and apply or ask any questions you may have about the positions.

**HOUSEKEEPING



**ACTIVITIES COORDINATOR



**MAINTENANCE



I HOPE EVERYONE HAD A GREAT HOLIDAY AND WELCOME TO THE NEW YEAR!!!!

Cindy Mathers, Treasurer

**Annual Meeting is Scheduled:
April 17th, 2026
Durand HS Cafeteria
Doors open at 6:00 pm
Meeting at 7:00 pm
Board Elections and Annual Re-
ports**

**Coffee, water, and Cookies will
be served**



**Open Winter Office
Hours
Tuesdays
9AM to 5PM
OR**

**Saturdays 9 am to 5 pm
please call the office if
you need to make a
Special appointment.
(989)288-2616**

*******CANIDATES NEEDED*******

THERE WILL BE 4 SEATS OPENING

FOR THE BOARD OF DIRECTORS.

ELECTIONS WILL BE HELD APRIL 17th, 2026

3 seats for a 2 year term

1 seat for a 1 year term

The "LETTER OF INTENT"

MUST BE RETURN TO THE LEISURE LAKE OFFICE

BY 3:00PM MARCH 2nd

THE FORM IS INCLUDED IN THIS NEWSLETTER





2026 - 2028 LLCA Board of Directors Candidate Letter of Intent

Must be received by Leisure Lake Condo Association Office by March 2, 2026

Thank you for your interest in serving on the BOD for Leisure Lake Condominium Association. We welcome all co-owner members that have an interest in working as a Board member to improve the health of our lake, campground, and finances. Board members are expected to abide by the LLCA Bylaws and Rules and Regulations.

A Candidate must be a member in good standing and must not have any unpaid assessments. By signing this form, the Candidate acknowledges and accepts all responsibilities associated with the timely delivery of their Letter of Intent to the Office. This Letter of Intent is considered received when it is time and date stamped at the Office no later than 3 pm on MARCH 2, 2026. All letters will be validated. Only valid candidate names submitted on this form will appear on the 2026/2027 ballot. Candidates will be listed on the ballot by the order which the Letters of Intent were date and time stamped by the Office. An elected candidate formally becomes a Board Member after passing a background check. Board Members are required to attend their first meeting on April 18, 2026, at 10am, in-person at the Leisure Lake Office upstairs conference area. (NO EXCEPTIONS)

Candidate Name: _____ Unit/ Lot Number(s): _____
Co-owner's name (legal) to appear on the ballot _____ *Unit/Lot number(s) to appear on the ballot* _____

Candidate Signature: _____ Date: _____

Primary Resident City: _____ Primary Resident State: _____

Employment Status: Full-time Part-time Retired Other: _____

Special Skills & Interests - Please check all that apply

<input type="checkbox"/> Technology	<input type="checkbox"/> Event Planning	<input type="checkbox"/> Accounting/Finance/CPA/Auditing
<input type="checkbox"/> Non-Profit	<input type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
<input type="checkbox"/> Treasurer	<input type="checkbox"/> Campground Mgt	<input type="checkbox"/> Construction/Heating/Electrical
<input type="checkbox"/> Business	<input type="checkbox"/> Park Beautification	<input type="checkbox"/> Secretary for Organization/Non-Profit
<input type="checkbox"/> Legal	<input type="checkbox"/> Lake/Fish Management	<input type="checkbox"/> Staff Recruiting/Management
<input type="checkbox"/> Other skills (please list) _____		

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

Deliver this form no later than 3pm on March 2, 2026, by: (1) In-person to the Office during business hours, (2) to mail drop box D-1; (3) by mail to Leisure Lake Condo Assoc, Unit F-1, 10001 E. Goodall Rd, Durand, MI 48429; or (5) by email: llcaofficemanager@gmail.com. Leisure Lake Condominium Association is not responsible for late deliveries or deliveries made to any location other than the Office. Candidates are responsible for verifying their Letter of Intent was received at the Office.

Bylaw Definition and Rules and Regulations to be a Candidate and Board Member

1. A person running for the Board of Directors and/or serving on the Board of Directors must be a co-owner and member of the Leisure Lake Condominium Association. Membership shall be established by acquisition of fee simple title to a unit in the condominium and by recording with the Register of Deeds in Shiawassee County, a deed or other instrument establishing a change of record title to such unit and furnishing of evidence of same satisfactory to the Office. The new co-owner thereby becoming a member of the membership and the prior co-owner terminated. Until these steps are completed, the property owner IS NOT a member of the Leisure Lake Condominium Association and cannot vote, run for the Board, be appointed to the Board, or serve on the Board.
2. A Candidate must be a LLCA member in good standing with no past due assessments or fines.
3. A Candidate for the Board must pass a criminal background check.

LETTER OF INTENT (second page)

I, the undersigned, hereby request and state my intent to announce my official candidacy for the Leisure Lake Condominium Associations Board of Directors for the upcoming term.

NAME _____

LOT NUMBER _____

CITY, STATE _____

The following is a short biography to be published in the Condo Connection:

A line graph showing the relationship between the number of nodes (N) and the number of edges (E). The x-axis represents N , ranging from 10 to 100. The y-axis represents E , ranging from 0 to 100. There are two data series: a solid line and a dashed line. The solid line starts at (10, 10) and increases to (100, 90). The dashed line starts at (10, 10) and increases to (100, 80).

N	E (Solid Line)	E (Dashed Line)
10	10	10
20	20	18
30	30	16
40	40	14
50	50	12
60	60	10
70	70	8
80	80	6
90	90	4
100	90	2

Signature

Date



National Background Check Consent and Release Waiver

Leisure Lake Condominium Association
10001 E Goodall Road, Durand, Michigan 48429

I, the undersigned applicant, hereby authorize Leisure Lake Condominium Association ("the Company") to conduct a comprehensive background check, including but not limited to verification of identity, employment history, education, professional licenses, and criminal records at the national, state, and local levels. I also consent to verification of my social security number and address history, and to a review of public information available on the internet, including social media accounts, to the extent permitted by law.

Scope of Investigation

The background check may include inquiries regarding character, general reputation, personal characteristics, and mode of living. This information may be obtained from law enforcement agencies, public record sources, previous employers, educational institutions, and other individuals or organizations having knowledge relevant to my suitability for employment.

Release and Hold Harmless

I hereby release and hold harmless Leisure Lake Condominium Association, its employees, agents, and any persons or entities that provide information in connection with this background check from any and all liability for damages of any kind that may result from furnishing such information. I further release the Company from liability for any decisions made based on this information, provided such decisions are made lawfully.

Consent for Electronic Records and Signatures

I agree that this consent and any related records or signatures may be provided, received, or stored electronically. I understand that a photocopy or digital copy of this signed authorization shall be considered as valid as the original.

Authorization and Signature

I certify that all information I have provided to the Company is true and complete to the best of my knowledge. I understand that any misrepresentation or omission of facts may result in disqualification or termination of employment. I authorize the Company to verify all statements contained in this document and any accompanying materials.

Full Legal Name: _____

Signature: _____ Date: _____

Address: _____ City: _____

State: _____ ZIP: _____ Social Security Number: _____

Date of Birth: _____ Driver's License Number: _____

Issuing State: _____ Date: _____

Leisure Lake Classified Ads

Lot 51 - For Sale

Cleared lot, no trailer
French drain removed
\$4,000
Contact Office

Lot 68 - For Sale

Cement lot, no shed
French drain removed
\$4,500
John Raleigh
989-737-5267

Lot 309 - For Sale

Lot available
Contact owner

Lot 104 - Sale/Lease

Make an offer
Michael Terry
734-231-7653

Lot 137 - For Sale or Rent

2018 Springdale RV
Near small playground
810-300-8262

Lot 138 - For Sale

Cement slab
\$12,000
810-348-9463

Lot 77 - For Sale

\$26,000
5th wheel & sun room
904-463-2750

Lakefront - For Sale

\$45,900
Turnkey RV setup
248-245-5351

Lot 298 - For Sale

\$20,000
Large parking area
989-666-0856

Lot 286 - For Rent

Seasonal
Call for rates
810-659-8226

Lot 166 - For Rent

Remodeled park model
2-month min
989-494-9196

Lot 157 - For Rent

Shaded & paved
Seasonal
989-494-9196

Lot 8 - For Rent

Sleeps 4
Fire ring
586-291-7280

Lot 167 - Lease

Motorhome pad
Text first
989-494-9196

Lot 249 - For Rent

Lakefront tiny home
Sleeps 6
727-543-1399

Settlemire DJ & Karaoke

Dennis Settlemire
DJ & Host

Phone: 734-431-4314
Phone: 810-677-4768

Andrew's Dock & Hoist LLC

New Dock & Hoist Sales
Installs & Removals
Transports & Repairs

Gross Removals

Tyler Gross
Owner
Grossremoval@gmail.com

828-790-0422
Call for free estimate

**Home Grown Beef & Pork
Quality Hay & Straw**

Amanda: 989.413.8305
Eric: 989.413.7760

Cnudde FARMS

2615 S. DURAND RD. | LENNON, MI 48449

[Facebook](#) [Instagram](#)

**National Notary Association
NOTARY SIGNING AGENT
CERTIFIED AND BACKGROUND SCREENED**

Robin L. Panigi

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robinpanigi@yahoo.com

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benstarr.21979@gmail.com
www.paintingbybenjamin.com

JT2 Construction, LLC

Jeanne Worley | 248-621-1067

Licensed & Insured
White Lake, MI

UNIVERSAL LIFE CHURCH MINISTRIES

Cindy Renee Mathers

Ordained Minister

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Corunna, MI 48817
8105692326
matherscini@live.com

Making Memories

