



LEISURE LAKE CONDO CONNECTION



March 2026

Leisure Lake Condominium Association
10001 E. Goodall Rd. • Durand, MI 48429
Office: 989-288-2616 | Security: 989-288-4131
Website: leisurelakemi.org



Staff: Bill Mathers – Maintenance Supervisor

John Manse - Webmaster

Board of Directors

Steven Raleigh — President

Cindy Mathers — Treasurer

James Mayo — Vice President

Michael Terry — Secretary

Pam Sagady — Assistant Treasurer

Chris Jacob — Trustee

Mark Wright — Trustee

Annual Election Meeting

Durand High School
Friday, April 17, 2026

Doors Open: 5:30 PM

Voting Begins: 6:00 PM

Please bring identification in order to vote. You must be in good standing to vote.

There are four open positions for two-year terms.

Please do not vote for more than four people or your ballot will be spoiled.

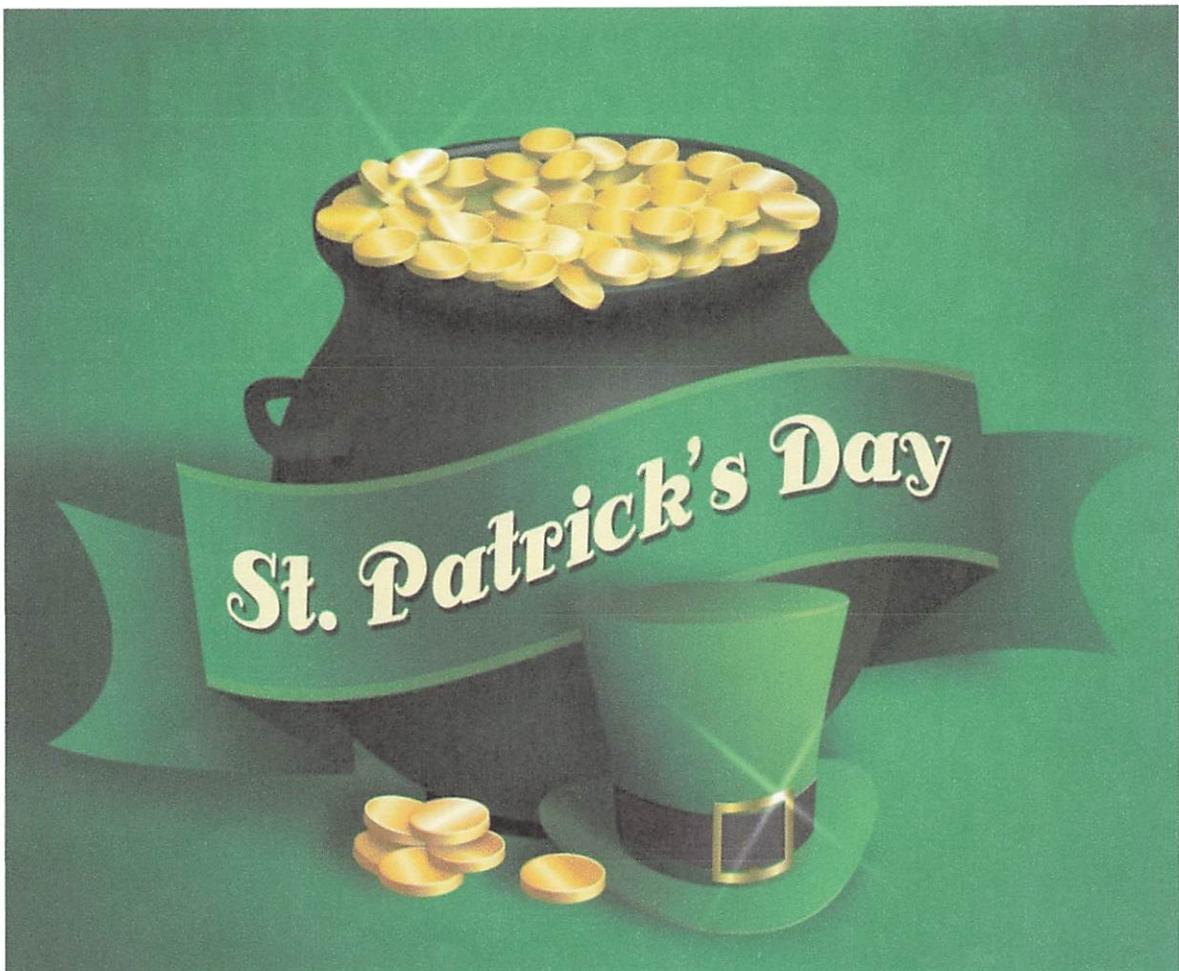
You may vote for fewer than four candidates if you choose.



Vehicle Stickers & Co-Owner Update Forms

Please stop into the Leisure Lake office to pick up your vehicle stickers and complete your annual co-owner update form for the season. All vehicle stickers must **be current and clearly visible for security to see.**

When you return to the lake please be aware of the speed limits. 5 mph on dirt roads and 15 mph on paved. Violations will be given if you speed.



President's Report

3/4/26

Hi All,

I hope everyone is doing well and looking forward for Spring to finally get here!

Progress is going good for updating the General Store for our new tenants, the Smith Family, new lighting, paint and new floor was installed, Maintenance is putting the finishing touches and will be completed soon. With this project Maintenance is continuing with the flooring into the office area and replacing old lights that hardly worked, a much-needed improvement.

We have purchased a New Tractor for the park with a front bucket loader and a 7-foot finish mower. Our old tractors are having to be repaired to often and have seen their better days, we will still use them as needed as long as they last. The New Tractor comes with a good warranty and should last for many years to come, and having a 7-foot finish mower will cut down time and use of the 0-turn mowers, the new tractor will be used for everything else needed including pulling the honey wagon.

Goose Problem, we are not going to get the votes required this year to remove their eggs properly and lawfully, so we will have a petition to sign this summer for next year and try to get 70% of the votes required by the DNR. Meanwhile we will have to work on deterring them off lake property. I understand people have mixed feeling about these beautiful birds but their poop is nasty and overwhelming for people to enjoy outdoor activities.

We have also retained a New Real-Estate Attorney from Owosso for dealing with abandoned properties and units in our park, like lot 34, 44, 98, and also co-owners that are not paying their association dues! Lot 51 was one of those lots last year but we were able to get it back, remove the old unit and sell it! We are glad to say the new co-owner will be moving in this year.

The other two big issues we are dealing with is 1. EGLE, Sewer System and the removal of French Drains from all 425 lots, 2. The City of Durand with the lake level and their responsibility for adding water to the lake. We have the proper professionals in place for dealing with this and could take some time to resolve. We do have to get serious about removing our French Drains, permits are free and available at the office and removing the French Drains must be done to comply with the State of Michigan, we have our attorney guiding us through this process.

Have a Great Day and see you all soon.

Steven Raleigh



TREASURERS CORNER

As we move closer to the start of the 2026 season, the Association continues working to ensure that Leisure Lake remains financially stable and well maintained. During the winter months, maintenance has also been busy making several improvements around the park.

There will now be a secure drop slot installed in the door at the end of the office building nearest the lake. Co-owners can use this to drop off checks, scavenger hunt sheets, complaints, suggestions, etc. This will be fully secure with both doors in this office being locked so all items put in the slot will remain safe and secure.

The Board continues to review the budget carefully to address rising costs in utilities, maintenance, insurance, and all other operating expenses. Our goal is to maintain and improve the property while remaining financially responsible and planning for the future needs of the community.

We encourage all co-owners to make sure their annual assessments are paid on time and to keep their contact information updated with the office.

ASSESSMENTS ARE DUE BY MAY 1, 2026. Payment plans are available with Board approval and a signed contract. If you default the payment plan contract at any time, or assessments are not paid in full by June 30, 2026, This will result in the co-owner being locked out. A \$50 lock on fee will be charged to place the lock(s), and an additional \$50 fee will be charged to remove the lock(s) once the account has been brought current.

I would like to inform all co-owners that the entire staff and some board members will be trained in CPR/first aid/and AED this season.

I would like to welcome Pam Sagady as Assistant Treasurer.

As of May 1, 2026, I will no longer be serving as Treasurer, as I have accepted the position of Park Manager. I am looking forward to a great season ahead and remain committed to working hard, doing my best in this new role, and continuing to improve every day for the benefit of our community. Thank you all for your support.

Cindy Mathers-Treasurer

Leisure Lake Condominium Association

Budget vs Actual Cash

May 1, 2025 - Apr 30, 2026

Category	Budget	Actual	Variance
Income			
4000 ASSESSMENT REVENUE (header)			
4010 Assessment Fees	\$903,125.00	\$454,305.29	-\$448,819.71
4020 PAYHOA prepaid assessments from previous budget year	\$0.00	\$464,570.56	\$464,570.56
Total for 4000 ASSESSMENT REVENUE (header)	\$903,125.00	\$918,875.85	\$15,750.85
4090 Prepaid Assessments for next Budget Year	\$0.00	\$16,831.15	\$16,831.15
4400 OTHER INCOME (header)			
4408 Fees & Violation Charges	\$0.00	\$559.38	\$559.38
4420 Off-Season Storage Fees Parking Lot	\$70.00	\$233.00	\$163.00
4421 Pontoon Program	\$8,500.00	\$7,520.00	-\$980.00
4425 Waste Removal Fee (Pump outs)	\$10,000.00	\$14,286.20	\$4,286.20
4428 Penalty Cuts	\$0.00	\$75.00	\$75.00
4040 Assessment Late Fees	\$500.00	\$600.00	\$100.00
4465 Mailbox	\$240.00	\$205.00	-\$35.00
Total for 4400 OTHER INCOME (header)	\$19,310.00	\$23,478.58	\$4,168.58
4401 Other Income Non-Exempt (header)			
4402 Swipe Credit Card	\$0.00	\$403.57	\$403.57
4406 Worms	\$0.00	\$804.00	\$804.00
4427 Bylaws, Stickers, Copies, fax	\$0.00	\$126.00	\$126.00
4430 Winter/Off-Season Usage Fee	\$8,500.00	\$8,489.00	-\$11.00
4435 Pavilion & Clubhouse	\$2,000.00	\$525.00	-\$1,475.00
4436 Ice	\$0.00	\$2,810.00	\$2,810.00
4437 Rental Clubhouse, Pavillion, Kitchen	\$0.00	\$1,506.00	\$1,506.00
4440 Funds from Sale of Lots	\$0.00	\$4,000.00	\$4,000.00
4481 Miscellaneous	\$0.00	\$3,417.67	\$3,417.67
4490 Refund/Overage in amount due	\$0.00	\$3,354.26	\$3,354.26
4442 Sale of Used Vehicles	\$0.00	\$900.00	\$900.00
4474 Bank Interest Earned	\$0.00	\$904.04	\$904.04
Total for 4401 Other Income Non-Exempt (header)	\$10,500.00	\$27,239.54	\$16,739.54
4448 RV Tax (header)			
4448 RV - Tax	\$388.00	\$4,231.00	\$3,843.00
Total for 4448 RV Tax (header)	\$388.00	\$4,307.00	\$3,919.00
4091 Prepaid RV Tax for Next Budget Year	\$0.00	\$484.00	\$484.00
4492 COMMITTEES (header)			
4484 Youth Activities	\$0.00	-\$75.91	-\$75.91
Total for 4492 COMMITTEES (header)	\$0.00	-\$75.91	-\$75.91
Incoming transfer	\$0.00	\$418,993.94	\$418,993.94
Total Income	\$933,323.00	\$1,410,134.15	\$476,811.15

Expenses

6600 COMMITTEE EXPENSE (header)

6610 Activities	\$13,250.00	\$13,703.92	-\$453.92
6615 Booster Expense	\$0.00	\$661.76	-\$661.76
6616 Playground Equipment Maintenance/Repairs	\$1,000.00	\$255.37	\$744.63

Leisure Lake Condominium Association

Budget vs Actual Cash

May 1, 2025 - Apr 30, 2026

Category	Budget	Actual	Variance
6630 Social	\$0.00	\$105.55	-\$105.55
6311 New Equipment Purchases	\$10,000.00	\$2,504.25	\$7,495.75
Total for 6600 COMMITTEE EXPENSE (header)	\$24,250.00	\$17,230.85	\$7,019.15
6400 BUSINESS OFFICE (header)			
6402 Uniforms	\$0.00	\$466.19	-\$466.19
6404 Memberships	\$0.00	\$936.32	-\$936.32
6407 Employee Expenses - Other	\$0.00	\$638.69	-\$638.69
6408 Annual Meeting/Elections	\$650.00	\$165.00	\$485.00
6409 Payroll process fees	\$6,500.00	\$7,638.69	-\$1,138.69
6410 Postage & Liens	\$1,000.00	\$44.20	\$955.80
6420 Office Supplies	\$4,000.00	\$3,932.57	\$67.43
6421 Advertising	\$0.00	\$80.87	-\$80.87
6425 Printing and Reproduction	\$0.00	\$3,518.44	-\$3,518.44
6441 Copier & Copier Maintenance	\$0.00	\$719.73	-\$719.73
6434 Background Checks	\$0.00	\$226.80	-\$226.80
6464 Website-Technology	\$2,000.00	\$1,500.00	\$500.00
6465 PAYHOA Fees	\$3,000.00	\$2,543.50	\$456.50
6480 Banking Transactional Charges	\$0.00	\$141.08	-\$141.08
6482 Credit Card Fees	\$0.00	\$882.89	-\$882.89
6491 Computer Related Expenses	\$4,000.00	\$1,690.19	\$2,309.81
6433 Background Checks and Drug Screening	\$1,500.00	\$75.80	\$1,424.20
6495 Miscellaneous Expense	\$0.00	\$544.41	-\$544.41
6840 Audit & Accounting	\$1,000.00	\$9,650.00	-\$8,650.00
Total for 6400 BUSINESS OFFICE (header)	\$23,650.00	\$35,395.37	-\$11,745.37
6300 MAINTENANCE EXPENSE (header)			
6301 Repairs & Maintenance	\$15,000.00	\$13,487.86	\$1,512.14
6302 Sewage Removal	\$5,000.00	\$820.76	\$4,179.24
6304 Landscape Supplies	\$1,000.00	\$1,000.00	\$0.00
6305 Equipment Rental	\$0.00	\$226.24	-\$226.24
6306 Pest Control	\$0.00	\$927.84	-\$927.84
6307 Uniforms	\$1,200.00	\$1,462.75	-\$262.75
6310 Gas & Fuel	\$12,000.00	\$5,304.40	\$6,695.60
6308 Sand/Stone	\$0.00	\$198.89	-\$198.89
6312 Equipment Repair & Maintenance	\$19,000.00	\$7,904.60	\$11,095.40
6313 Water Testing (Water Tech)	\$0.00	\$929.42	-\$929.42
6340 Maintenance I Supplies	\$15,000.00	\$8,871.86	\$6,128.14
6344 Fire Extinguishers	\$1,450.00	\$917.79	\$532.21
6350 Miscellaneous	\$0.00	\$115.77	-\$115.77
6351 Electrical- Park	\$5,000.00	\$2,239.27	\$2,760.73
6352 Plumbing & Water System	\$0.00	\$650.66	-\$650.66
6380 Roads/Chloride	\$5,000.00	\$2,089.00	\$2,911.00
6390 Equipment Purchases	\$0.00	\$43,032.66	-\$43,032.66
6391 Janitorial/Cleaning Supplies	\$0.00	\$1,015.73	-\$1,015.73
Total for 6300 MAINTENANCE EXPENSE (header)	\$79,650.00	\$91,195.50	-\$11,545.50

Leisure Lake Condominium Association

Budget vs Actual Cash

May 1, 2025 - Apr 30, 2026

Category	Budget	Actual	Variance
6500 SECURITY EXPENSE (header)		\$299.79	-\$299.79
6522 Worms	\$0.00	\$593.94	-\$593.94
6572 Security Operations Expenses	\$5,000.00	\$1,953.82	\$3,046.18
6575 Ice (bags)	\$0.00	\$1,809.53	-\$1,809.53
Total for 6500 SECURITY EXPENSE (header)	\$5,000.00	\$4,657.08	\$342.92
6250 Non-Employment Taxes			
6254 Delinquent Property Taxes	\$2,000.00	\$808.97	\$1,191.03
Total for 6250 Non-Employment Taxes	\$2,000.00	\$808.97	\$1,191.03
6900 Loss of Revenue (Header)			
6910 Expenses Cleanup Foreclosed Units	\$6,000.00	\$2,000.00	\$4,000.00
Total for 6900 Loss of Revenue (Header)	\$6,000.00	\$2,000.00	\$4,000.00
6100 SALARIES AND WAGES (header)			
6101 TAX (FED/STATE/ALL)	\$97,000.00	\$104,700.70	-\$7,700.70
6102 WAGE	\$348,754.83	\$277,519.13	\$71,235.70
6103 ADP G (Employees' Private deductions)	\$0.00	\$2,452.80	-\$2,452.80
6104 ADP 53 PAPER SCANNED IMAGES (Employee Payroll Paper	\$0.00	\$38,442.71	-\$38,442.71
Checks)			
Total for 6100 SALARIES AND WAGES (header)	\$445,754.83	\$423,115.34	\$22,639.49
7000 Infrastructure Maintenance & Repairs			
7005 Road/Gravel/Chloride/Sand	\$0.00	\$2,709.23	-\$2,709.23
7030 Plumbing & Water System	\$0.00	\$5,240.00	-\$5,240.00
7040 Buildings and Structures	\$12,500.00	\$0.00	\$12,500.00
7071 Lake Testing (Lake Pro/Restorative)	\$10,000.00	\$4,182.50	\$5,817.50
7072 Highland Testing	\$4,750.00	\$1,477.59	\$3,272.41
7074 Fish Restocking Program	\$7,000.00	\$0.00	\$7,000.00
7091 Elhom Engineering	\$5,000.00	\$4,545.52	\$454.48
Total for 7000 Infrastructure Maintenance & Repairs	\$39,250.00	\$18,154.84	\$21,095.16
7100 Foreclosure Properties Expenses by Unit		\$90.00	-\$90.00
173 Demo & Sale	\$0.00	\$535.00	-\$535.00
Total for 7100 Foreclosure Properties Expenses by Unit	\$0.00	\$625.00	-\$625.00
6700 UTILITIES (header)			
6710 Consumers (Electric)	\$169,000.00	\$167,331.90	\$1,668.10
6730 TVC and Frontier	\$0.00	\$2,501.13	-\$2,501.13
6751 Republic Services 8 yd	\$0.00	\$25,864.93	-\$25,864.93
6752 Republic Services & Drury Bros Roll-off	\$35,000.00	\$0.00	\$35,000.00
6770 T-Mobile	\$5,000.00	\$4,598.15	\$401.85
6780 Highland Treatment INC	\$0.00	\$4,222.28	-\$4,222.28
6782 Beck's Propane	\$9,500.00	\$11,478.44	-\$1,978.44
Total for 6700 UTILITIES (header)	\$218,500.00	\$215,996.83	\$2,503.17
6800 INSURANCE/LEGAL/ACCOUNTING (Header)			
6810 Insurance	\$22,500.00	\$17,370.29	\$5,129.71
6820 Legal & Attorney Fees	\$20,000.00	\$32,474.38	-\$12,474.38
9808 Historical Non-Payments	\$31,875.00	\$0.00	\$31,875.00
7201 EGLE Fund	\$15,000.00	\$0.00	\$15,000.00

Leisure Lake Condominium Association

Budget vs Actual Cash

May 1, 2025 - Apr 30, 2026

Category	Budget	Actual	Variance
Total for 6800 INSURANCE/LEGAL/ACCOUNTING (Header)	\$89,375.00	\$49,844.67	\$39,530.33
6252 Vernon Twp RV Tax		\$38.00	-\$38.00
6252 Vernon Twp Treasurer	\$0.00	\$6,360.59	-\$6,360.59
Total for 6252 Vernon Twp RV Tax	\$0.00	\$6,398.59	-\$6,398.59
7200 TAXES			
6212 Michigan Unemployment Tax	\$0.00	\$1,589.53	-\$1,589.53
Total for 7200 TAXES	\$0.00	\$1,589.53	-\$1,589.53
6560 LICENSE AND REGISTRATION (Header)			
6430 Licenses/registrations/Non-Profit	\$4,700.00	\$391.17	\$4,308.83
6562 Vehicle Plates/Registration	\$0.00	\$309.00	-\$309.00
Total for 6560 LICENSE AND REGISTRATION (Header)	\$4,700.00	\$700.17	\$3,999.83
Transfer of Funds	\$0.00	-\$27,569.43	\$27,569.43
Total Expenses	\$938,129.83	\$840,143.31	\$97,986.52
Net Total	-\$4,806.83	\$569,990.84	\$574,797.67

Leisure Lake Condominium Association

Balance Sheet

As of Mar 5, 2026

Label	Total
Assets	
Bank Accounts	
CAPITAL RESERVE	\$63,346.83
EGLF FUND	\$15,000.00
Operational Account 0030	\$374,648.46
RV TAX	\$0.00
Total Bank Accounts	\$452,995.29
Other Assets	
Accounts Receivable	\$966,930.36
Total Other Assets	\$966,930.36
Total Assets	\$1,419,925.65
Liabilities and Equity	
Liabilities	
Accounts Receivable - Prepays	\$462,741.15
Prepaid Dues	-\$598,732.56
Total Liabilities	-\$135,991.41
Equity	
PAYHOA Prepaid Holding Account for Journal Entries	-\$448,951.82
RV Tax Prepaid Holding for Journal Entries	\$0.00
Equity	\$2,004,868.88
Total Equity	\$1,555,917.06
Total Liabilities and Equity	\$1,419,925.65

Hi fellow Lakers,

My name is Mark Wright. I am a Trustee on the Board of Directors and the overseer of the Maintenance Department. I wanted to give everyone an update on what the maintenance team has been working on throughout the off-season.

Bill and I have been working diligently together to complete several projects before the new season begins. One of our major projects has been the well house. We scraped and removed rust from the pipes and tanks, then primed and painted them. We also replaced the site glasses on the water tanks, installed new lighting inside the building, painted the floor, and added fans to improve ventilation.

The team has also been working on clearing brush around the lake near the covered bridge and plans to continue clearing additional areas around the lake. There is still quite a bit that needs to be done.

We did have to complete some vehicle repairs, which we handled in-house to help save money.

The crew has also been working on improvements to the General Store. Updates include new paint, new lighting, new flooring, a new screen door, and a ceiling fan. The office has also received new flooring throughout, and the old carpet has been removed and also new lighting was installed throughout the office. In addition, we will be installing a mail slot on the north side of the office building that will go directly into Cindy's office. owners can put any kind of document into the slot and it will be secure.

We are currently in the process of replacing all of our water meters with gallon meters so we can more accurately track water usage for EGLE compliance.

The maintenance department has also purchased a new tractor equipped with a 7-foot-wide mower deck. This will allow us to mow larger areas more efficiently and will also be used for many other jobs around the lake.

As the weather improves, we will begin repainting parking lines at the office, clubhouse, and other areas. We are also in the process of sanding and painting the frames on the picnic tables and replacing faucets in the clubhouse, large bathhouse, and small bathhouse.

I'm looking forward to a great season with great people!



APR 7 4:17PM



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: Mark Wright Unit/ Lot Number(s): 397
Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 1-7-2026

Primary Resident City: SWARTZ CREEK Primary Resident State: Michigan

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

Special Skills & Interests - Please check all that apply

- Technology Event Planning Accounting/Finance/CPA/Auditing
- Non-Profit Law Enforcement/Security Lake/Waterway Management
- Treasurer Campground Mgt Construction/Heating/Electrical
- Business Park Beautification Secretary for Organization/Non-Profit
- Legal Lake/Fish Management Staff Recruiting/Management activities
- Other skills (please list) MAINTENANCE

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

Paper attached.

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: lcaofficemanager@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 a LLCA member good standing with no past due assessments or fines.
3. A Candidate for the Board must pass a criminal background check

JAN 7 4:17PM

**Letter of Intent – Candidate for the Board of Directors
Leisure Lake Condominium Association**

Date: 01/07/2026

Dear Fellow Co-Owners,

My name is **Mark Wright**, and my wife and I are the proud owners of **Lot 397** at Leisure Lake. This coming season will mark **six seasons** that we have had the privilege of calling Leisure Lake our home.

I am writing to formally express my intent to serve as a **Candidate for the Board of Directors** of the Leisure Lake Condominium Association. I previously served a full term on the Board, during which time I worked diligently to represent the best interests of our community. That experience provided me with valuable knowledge of the operations, responsibilities, and challenges involved in maintaining and improving Leisure Lake.

Over the past season and throughout the winter, I worked closely **side by side with the maintenance department**, contributing time, effort, and hands-on support. Together, we accomplished many major improvements, and I am proud of the progress we have made for our community.

Looking ahead, we have many **plans and ideas** to continue improving Leisure Lake and making it the best it can be. My goal is to help foster **unity, cooperation, and a strong family-oriented environment**—one that current residents can enjoy and that future generations will grow up in, return to, and proudly choose to purchase into.

I am fully **willing to donate my time and effort** to Leisure Lake, just as I have already done, and I am confident that I can continue to make a meaningful and positive impact. I value teamwork, transparency, and respectful collaboration, and I look forward to continuing to work with fellow board members, staff, and co-owners alike.

Thank you very much for considering me as a candidate for the Board of Directors, and thank you for the trust you have already placed in me and the work I have accomplished with the current Board.

Respectfully,



Mark Wright
Owner, Lot 397
Candidate for the Board of Directors
Leisure Lake Condominium Association



126 JAN

07P

2026 - 2028 LLCA Board of Directors Candidate Letter of Intent Must be received by Leisure Lake Condo Association Office by March 2, 2026

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Candidate Name: Michael Tern Unit/Lot Number(s): 308/309
Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 1-8-26

Primary Resident City: _____ Primary Resident State: _____
Employment Status: Full-time Part-time Retired Other: _____

- Special Skills & Interests - Please check all that apply
- Technology Event Planning Accounting/Finance/CPA/Auditing
 - Non-Profit Law Enforcement/Security Lake/Waterway Management
 - Treasurer Campground Mgt Construction/Heating/Electrical
 - Business Park Beautification Secretary for Organization/Non-Profit
 - Legal Lake/Fish Management Staff Recruiting/Management activities
 - Other skills (please list) _____

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)
It is my pleasure to make our Park a place where memories can be made

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 49829; 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 a LLCA member good standing with no past due assessments or fines.
3. A Candidate for the Board must pass a criminal background check

Board of Directors

Letter of Intent

Hello Fellow Leisure Lakers. I am once again asking for your continued support to remain on your Board of Directors. As many of you know, it is my honor and pleasure to be able to do my part in keeping our association running well. I bring the knowledge and expertise of serving on many boards over the years. Other than Leisure Lake they include, Michigan International Speedway, Faith Christian Assembly, Unlimiteds Detroit, Marine Prop Riders, which my grandfather cofounded in 1951, Glen Abby Condominium Association, our primary residence. I bring a mindset of being neutral, researching and soliciting information on my own. This way I am able to make the best decision I can with our campground in mind. I am not influenced by any group or person within the park. I have been called a critical and original thinker. Which means I have the ability to come up with ideas that are not only outside of the box, but work for the good of Leisure Lake. Over the last several years I have given countless hours to do nothing but make sure we can enjoy ourselves. I would be the first to tell you that some years have gone better than others. I bring to the table at every meeting, truth, integrity, and the will to get our camp to a happier place. So much so that some have said I have an attitude, well I do! I have an attitude to perform in a manner that makes Leisure Lake then best place that it can be. In order for me to continue this mission I need your vote! Thank you for your consideration.

Michael Terry

4:32P
26 JAN 10



2026 - 2028 LLCA Board of Directors Candidate Letter of Intent

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

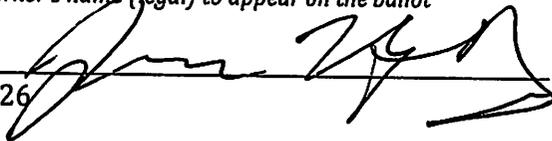
Thank you for your interest in serving on the BOD for Leisure Lake Condominium Association. We welcome all co-owner members that have an interest in working as a Board member to improve the health of our lake, campground, and finances. Board members are expected to abide by the LLCA Bylaws and Rules 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: **JAMES MAYO**
Unit/ Lot Number(s): **291**

Co-owner's name (legal) to appear on the ballot

Unit/Lot number(s) to appear on the ballot

Candidate Signature: 
Date: JANUARY 10, 2026

Primary Resident City: DURAND/LAS VEGAS Primary Resident State: MICHIGAN/NEVADA
Employment Status: Full-time Part-time Retired Other: _____

Special Skills & Interests - Please check all that apply
 Technology Event Planning Accounting/Finance/CPA/Auditing
 Non-Profit Law Enforcement/Security Lake/Waterway Management
 Treasurer Campground Mgt Construction/Heating/Electrical
 Business Park Beautification Secretary for Organization/Non-Profit
 Legal Lake/Fish Management Staff Recruiting/Management activities
 Other skills (please list) AUTOMOTIVE, HEAVY EQUIPMENT, BUYING, SELLING, AND OWNED MY OWN BUSINESS IN MICHIGAN AND NEVADA.

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

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: lcaofficemanager@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.

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4:32p

26 JAN 10

**Letter of Intent – Board of Directors
James “Jim” Mayo**

My name is James Mayo, known to many as “Jim.” I have been a part of the Leisure Lake community since 2017 and have proudly served on the Board of Directors for the past two years. I truly love Leisure Lake, our beautiful lake, and the people who make this community such a special place.

I was born in Pontiac, Michigan, and have lived in Las Vegas since 1992, spending my summers at Leisure Lake. My wife and I are currently in the process of returning to Michigan full-time. Professionally, I have over 40 years of experience in the classic car business, as well as extensive background in buying, selling, mechanics, home renovation, and real estate. I have owned multiple homes, land, and warehouses, and I previously held a real estate license. These experiences have given me strong problem-solving skills, practical judgment, and a common-sense approach to decision-making.

During my time on the Board, we have accomplished many positive improvements, and I am proud of the teamwork and cooperation among board members. The Board has worked well together, and we have many ideas and plans to continue improving Leisure Lake while preserving the peaceful, welcoming environment that residents value.

I am seeking re-election to the Board of Directors so I can continue contributing my time, experience, and dedication to making Leisure Lake a place that people love to call home—especially during the spring and summer months. I am committed to ongoing improvements, responsible leadership, and working in the best interests of all co-owners.

I respectfully ask for your vote and your continued trust. I will not let you down.

Thank you for your consideration and support.

Sincerely,
James “Jim” Mayo
Lot 291



2026 - 2028 LLCA Board of Directors Candidate Letter of Intent
Must be received by Leisure Lake Condo Association Office by March 2, 2026

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Candidate Name: Kenneth J. Colon Unit/ Lot Number(s): 314
Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 1-16-26

Primary Resident City: Grand Blanc Primary Resident State: MI

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

- Special Skills & Interests - Please check all that apply
Technology, Non-Profit, Treasurer, Business, Legal, Other skills
Event Planning, Law Enforcement/Security, Lake/Waterway Management, Construction/Heating/Electrical, Secretary for Organization/Non-Profit, Staff Recruiting/Management, Activities

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)
I would like to serve on the Board of Directors to help make Leisure Lake the Community that it once was. I would like to see the Board work for and with the Co-owners to make improvements to the Park that will make it a better place for us all.

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2. A Candidate must a LLCA member good standing with no past due assessments or fines.

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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 Kenneth J. Colon
LOT NUMBER 314
CITY, STATE Grand Blanc, MI

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

I have been a part of Leisure Lake for thirty years and am very vested in seeing it prosper and thrive. I would like to serve on the Board of Directors to help make Leisure Lake the Community that it once was. I would like to see the Board work for and with the Co-owners to make improvements to the Park that would make it a better place for us all. I would like to encourage more activities to foster a greater sense of Community. I would like to work to bring back some benefits we once had such as a snack bar and play grounds with row and safe equipment for our children. I would like to see more aggressive legal action taken ^{against} those who are not paying their assessments and/or those who are not maintaining their lots. We as a Community would not only benefit monetarily but would benefit with the elimination of blight. Co-owners should be encouraged to volunteer to work together to foster a greater sense of community and pride in that community.

 1-16-26
Signature Date



2026 FEB 24 10:22AM

'26 FEB 24 10:22AM

2026 - 2028 LLCA Board of Directors Candidate Letter of Intent Must be received by Leisure Lake Condo Association Office by March 2, 2026

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Candidate Name: Joshua Long Unit/ Lot Number(s): 134
Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 2-21-26

Primary Resident City: 2515 Lisa Dr. Columbusville MI 48421 Primary Resident State: MI

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

Special Skills & Interests - Please check all that apply
 Technology Event Planning Accounting/Finance/CPA/Auditing
 Non-Profit Law Enforcement/Security Lake/Waterway Management
 Treasurer Campground Mgt Construction/Heating/Electrical
 Business Park Beautification Secretary for Organization/Non-Profit
 Legal Lake/Fish Management Staff Recruiting/Management activities
 Other skills (please list) Maintenance, Welding, Torch, Per used to be President of H.A.A.

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)
I would like to be a part of the board to help Leisure Lake continue growing & adapting. My children love Leisure Lake and it's very special to our family.

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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 Josh Long
 LOT NUMBER 134
 CITY, STATE Columbiaville, Michigan

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

To whom it may concern, my name is
 Josh Long and I would appreciate your vote to
 be a board member for Leisure Lake. My wife and
 her family grew up coming to Leisure Lake, now our
 kids are growing up enjoying the lake and making
 memories. I have experience being HOA president of my subdivision
 before I moved, I held that position for 1 year before we
 moved. I have background in business and maintenance. I look
 forward to hopefully being elected and working hard for Leisure Lake!

 2-21-26
 Signature Date

Official Proxy

LEISURE LAKE CONDOMINIUM ASSOCIATION PROXY:

The undersigned, Co-Owner for unit, _____ @Leisure Lake Condominium Association, hereby appoints and constitutes, _____ as their proxy vote at the annual meeting of the members of Leisure Lake Condominium Association, to be held on or about April 17, 2026, and any adjournment thereof in accordance with the By-Laws of the Association in effect at the time of the election.

Date

Signature of Co-Owner for unit

Phone

Unit #

Official Proxy

LEISURE LAKE CONDOMINIUM ASSOCIATION PROXY:

The undersigned, Co-Owner for unit _____, @ Leisure Lake Condominium Association, hereby appoints and constitutes, _____ as their proxy vote at the annual meeting of the members of Leisure Lake Condominium Association, to be held on or about April 17, 2026, and any adjournment thereof in accordance with the By-Laws of the Association in effect at the time of the election.

Date

Signature of Co-Owner for unit

Phone

Unit #



CONTACT INFORMATION

GUARD SHACK: (989)-288-4131

OFFICE: (989)288-2616

EMERGENCY MAINTENANCE (810)569-2327

PARK MANAGER (810)569-2326

CO-OWNERS ACCOUNT INFORMATION CAN BE FOUND AT
payhoa.com

EMAIL ADDRESS: llcaofficemanager@gmail.com

BOARD OF DIRECTORS EMAIL ADDRESS:

leisurelakedirectors@gmail.com

WEBSITE: leisurelakemi.org

WI-FI PASSWORD AT THE CLUBHOUSE:

Clubhouse

OFFICIAL FACEBOOK PAGE:

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Owner

Grossremoval@gmail.com

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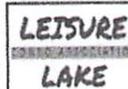
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Office Hours: 9am - 5pm, Tue - Sat
Email: llcaofficemanager@gmail.com