

Leisure Lake Property Owners Association
LLPOA
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Minutes of the Leisure Lake Property Owners Association Board meeting of the LOA of Warner Robins Ga. Held at The Pond restaurant in Warner Robins Ga. At 1 pm on 10/14/2024

- I. Call to order: By President Bob Day
- II. Opening devotion by Bob Dailey
- III. Roll call of officers at 1:03 pm

Present:

Bob Day- President and BGHOA representative
Bob Dailey – Treasurer and BGHOA representative
Stephanie Tibbetts- Secretary from Beaver Glen
Chuck Dagley- Board member and South Oaks Representative
Gabby Manacha – representative from Castaways apartments, Sharpe Management
Denise Parkerson- representative from Sandpiper apartments, Sharpe Management
Lisa Thomas- representative from Bayside Subdivision
Cecelia Reno- from Bayside Subdivision
Joe Wilburn – representative from The Pond Restaurant
Robert Johnson – from Beaver Glen Subdivision

Absent:

Duane Smith-representative from Island Club Subdivision
Judy Reynolds- representative from Island Club Subdivision
Dan Giammetta- representative from The Patio Homes

Also present:

Frankie Barrett – from Sharpe Management
Bob Day makes introduction of Frankie Barrett from Sharpe Management joining us today.

- IV. Approval of last meeting minutes:
Stephanie Tibbetts reviews the minutes from the General meeting held on 09/30/2024 with the board. **Bob Day makes a motion to approve and Lisa Thomas 2nds all members approve.**
Stephanie Tibbetts reviews the minutes from the board meeting held on 09/23/2024 with the board. **Bob Day makes a motion to approve and Bob Daily 2nds all members approve.**
- V. Financial report
By: Bob Dailey
Starting Balance= \$49,041.87
Operating cost:
Stephanie Tibbetts (office Supplies) = \$80.85
Chad Langston= Miscellaneous supplies = \$101.32
Total Expenses this period= \$182.17

Deposits from annual dues for year 2024= \$31,417.00

Balance in checking account = \$49,459.70

Reserves: \$49,459.70

Delinquencies:

Patio Homes:

102 Leisure Lake CT= \$275.00

301 Leisure Lake Dr= \$200.00

108 Leisure Lake Ct.= \$100.00

251 Leisure Lake Ct= \$ 200.00

231,233,229 Leisure Lake Dr. = \$600.00

241 Leisure Lake Dr.= \$ 100.00

245 Leisure Lake Dr.= \$ 200.00

Total= \$1675.00

Vacant Property (Patrick) = \$200.00

Vacant Property (dad nanny) = \$ 100.00

Total =\$300.00

South Oaks

128 Blue Ridge Lane = \$ 100.00

124 Blue Ridge Lane= \$ 100.00

122 Blue Ridge Lane= \$100.00

120 Blue Ridge Lane= \$100.00

112 Blue Ridge Lane= \$100.00

Total \$500.00

Remaining dues outstanding= \$2475.00

Lisa Thomas asks if there is a process set up at this time for late fees or interest on delinquent members Bob Day reply's, No, not at this time.

- VI. **Website**-Stephanie Tibbetts states there is no new business on website today.

Bob Dailey and Chuck Dagley are wanting the information collected from John Stone to be up loaded onto the private page. Robert Johnson will deliver this information to Stephanie Tibbetts for organization and uploading.

- VII. Unfinished business:

Lake Clean-up: Duane Smith is absent today. Stephanie Tibbetts updates the group on the status of our contracted clean up gentlemen, Ronald, who has had an illness and may not be able to continue. Stephanie presents a possible option for another contracted worker. Bob Dailey will help facilitate this.

Dan Giammetta not present for update on dam contracts.

Duane Smith not present for an update on the mayors visit. Bob Day is asking if the board is planning a meeting with the city council as well as the mayor. Chuck Dagley agrees the city council should be our target audience.

Chuck Dagley gives update on silt issues around the lake. He states he is reaching out to several possible attorneys who we hope will take interest in our situation. Chuck reports he has obtained an estimate on soil samples from Terracon of \$4500.00. He suggests to hold off on obtaining samples until we talk to attorney. Joe Wilburn, suggests we go forward with the samples for now. Gabby Mancha asks when the estimate expires and Chuck states he will find out. Stephanie asks how long it take to get the report Chuck states "about 2 weeks".

EPA has not responded to any of Chucks emails and he advises that all political sides have been exhausted and is ready to obtain legal counsel at this time.

By-laws- Stephanie Tibbetts gives updated presentation on the by-laws. She has asked the group to consider what the definition of "Quorum" would be for the LLPOA. It has been decided that there are a total of 12 votes among our representatives. The Quorum would equal 7 representatives must be present in order for the board to hold a meeting and vote. The representatives can be changed as long as it is given in writing. A proxy may be appointed by the entity if a representative is going to take a leave of absence but intends to come back, which will also need to be in writing to the board. It has been decided that a representative may be allowed to attend meetings via conference call or face time (video) when the situation is needed. These updates will be reflected in the next draft of the by-laws.

VIII. **New business**

Chuck Dagley suggest that the LLPOA considers purchasing lake front property at South Oaks that leads up to the waters edge. He states this would give the LLPOA the ability to have access to the lake from the South Oaks side, and residents would want sea walls and sidewalks etc. Bob Dailey states the LLPOA does not own any land property and that Individual property owners are responsible for their own sea walls and sidewalks, etc. Bob Day states the residents at South Oaks in the past worked very hard to obtain the land to the lake and probably would not want to give that up. This suggestion tabled at this time. Bob Day and Bob Dailey have presented their resignations as President and Treasurer respectively as of November 30 2024.

Bob Dailey proposes for a new chain that is needed at the lower dam as the one we have is broken and over 25 years old. This will cost around \$625.00 to the LLPOA Joe Wilburn 2nds and all members approve.

Bob Dailey states there will be a state inspection of the upper dam coming up this April we will need to prepare for.

A motion for new officers has been made by Denise Parkerson of Chuck Dagley for president, Robert Johnson for Vice-president and Stephanie Tibbetts as Secretary/Treasurer pending approval of new by-laws. Joe Wilburn 2nds and all members approve.

The board wants to continue to process of 2 people signing checks for bank drafts for the upcoming year.

Bob Day wants to inform/update the board on receiving information in the mail regarding "The Beneficial Ownership" report form (BOI) After he consulted with an accountant who advises that the LLPOA is an "exempt" cooperation as we do not have taxable income and are exempt from this form.

Next meeting will be November 18th at 1 pm at the Pond restaurant.

Meeting adjourned at 2:15 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary

11/18/2024 Date

To: Board of Directors (Leisure Lake Property Owners Association)


14 October 2024

Subject: Resignation from the Leisure Lake Property Owners Association

From: Robert E. Dailey

This is to inform you that I will be resigning my position as Treasurer of the Leisure Lake Property Owners Association effective 30 November 2024. I am thankful for the time I have been able to serve on the Lake Association Board and wish only the best as you continue to serve the lake property owners.

Sincerely


Robert E. Dailey

October 14, 2024

Board of Directors
Beaver Glen Home Owners Association

Board of Directors
Leisure Lake Property Owners Association

To All Concerned;

I find it now necessary to resign my positions as a Beaver Glen representative to the Leisure Lake Property Owners Association, and also the President of the Leisure Lake Property Owners Association effective November 30, 2024.

I hope that my time in these capacities has served the groups satisfactorily.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Robert E. Day". The signature is written in a cursive, flowing style. The first name "Robert" is written with a large, looped 'R'. The middle initial "E" is small and positioned between the first and last names. The last name "Day" is written with a large, looped 'D' and a trailing flourish.

Robert E. Day