

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 09/23/2024

- I. Call to order: By President Bob Day at 1 pm
- II. Opening prayer by Judy Reynolds
- III. Roll call of officers at 1:03 pm  
Present:  
Bob Day: President/Board member and representative from Beaver Glen Subdivision  
Stephanie Tibbetts: Secretary/Board member  
Cecelia Reno: Volunteer from Bayside  
Lisa Thomas: Representative/Board member from Bayside  
Gabby Mancha: Representative/Board member from Castaways apts  
Denise Parkerson: Representative/Board member from Sandpiper apts  
Judy Reynolds: Representative from Island Club  
Duane Smith: Representative/Board member from Island Club  
Joe Wilburn: Representative/Board member from The Pond Restaurant  
Robert Johnson: Board member from Beaver Glen  
Chuck Dagley: Representative/Board member from South Oaks subdivision  
Chad Langston: Board member from South Oaks Subdivision  
Absent:  
Dan Giammetta: Representative/Board member from The Patio Homes  
Bob Dailey: Treasurer/Board member and Representative from Beaver Glen Subdivision  
Bill Cook: volunteer from bayside to LLPOA

Also present: none

- IV. Approval of last meeting minutes, read by Stephanie Tibbetts **Joe Wilburn makes a motion to approve, Duane Smith 2nds and all members approve.**
- V. Financial report  
By: Stephanie Tibbetts  
Starting balance: as of 05/17/2024 \$21,323.66  
Operating cost:  
Charles Dagley for drone footage expenses: \$400.00  
Stringbean Landscaping: \$350.00  
Houston County Tax Commissioner (taxes): \$214.33  
Stephanie Tibbetts for office supplies \$157.90  
Rhonda Carpenter for financial audit for \$195.00  
Stephanie Tibbetts for business cards for \$53.48  
US postal service for \$232.00  
Ronald Mcelmurray for lake clean-up for \$250.00

Stephanie Tibbetts office supplies for \$253.28  
Nicholas Joyce for lake clean up for \$350.00  
Total Expenses: \$2,455.99  
Deposits from 2023-2024 dues received: \$25,350.00  
Reserves: \$49,041.87 as of 09/30/2024

VI. Old business:

Stephanie gives update on website:

The GoDaddy web site has the ability to set up online payments for our dues collection. She informs members this is available to us for a cost not yet determined. And asks if this is something the board wants to pursue. **Joe Wilburn makes a motion to move forward with online option for payments and Chuck Dagley 2nds. Motion approved by majority vote with 1 no and 8 yes.**

Duane Smith reports on the Lake clean-up process. He states that it is still running well no, new updates at this time.

Bob Day and Judy Smith state that the Buzzards are still a problem but are moving around, no new development on this.

VII. Plan for the Mayors visit: The original visit was scheduled for September 18<sup>th</sup> has been rescheduled for September 26<sup>th</sup>. Those who are going on the boat tour are to be at the Island Club cul-de-sac between 08:50 and 09:00. If bad weather, plan will be to meet at The Pond restaurant at the same time for a power point presentation. Chad has hand outs ready. He plans to give an over-view for time lapse future projections. Stephanie will update the private page with drone footage from 3/2022, 9/2024 and Satellite imagery. Joe Wilburn wants to bring up remediation of the lake with the mayor and holding the city accountable for its negligence in controlling storm water drainage.

VIII. Unfinished business:

Chuck Dagley has filed complaints with the EPD and EPA. He has also reached out to a conservation attorney who has advised him/us to connect with a contingency attorney to see if they will take our case. The attorney has advised us to forgo trying to work with local government officials and work with State government agencies. He has also advised us to move forward with sedimentation test. Chuck will follow up with getting this done. **Joe Wilburn proposes to go forward with the sedimentation test and Duane Smith 2nds all members approve.**

IX. New business:

Chuck will file a complaint with the Georgia conservation water society, clean water act and will send this information to state representatives.

Bob Day goes over the agenda for the upcoming General meeting schedule for September 30<sup>th</sup> at 7 pm at The Pond Restaurant.

Stephanie Tibbetts gives a presentation and hand out on the current by-laws and the proposed by-laws she has drafted with the help of Bob Day.

Joe Wilburn states he has reached out to a one Carmen Trevite who will help evaluate the lower dam and the upper dam for repairs. He will look at a possible syphon system to help with water flow over the spill ways.

Joe Wilburn has offered to purchase a 1.9-acre lot from the LLPOA near his property. Robert Johnson will look into a price for that property and get back to us.

Stephanie Tibbetts informs the group that we are approaching the end of our fiscal year. Things we need to be looking at for the next billing cycle are to bring up Beaver Glen to the fair amount as charged to the apartments for residence who have lake access but not lake frontage. Also, now that Bayside has been voted in as a partner and has voting rights we need to evaluate them from a set amount to \$100.00 per lake front property. No vote is needed at this time. This will be up for discussion at future meetings.

Gabby Mancha representative from Castaways Apts continues to ask the question "What legal documents does the LLPOA have to charge dues" With the help of Bob Day and our financial chair Joe Wilburn the Board maintains we have the ability to collect dues for an adequate amount to operate the LLPOA. All documentation has been sent to Lou Schwimmer more than once to support this. The Board is aware that the Sharpe management company feels "blindsided" about the decision to increase dues. We are reminding the representatives that this decision was made over a 2-year period and numerous attempts were made by email, letters, phone calls, and personal visits from board members to get them involved to no avail. Only after the Board voted on the amount of dues did the Sharpe management become involved.

- X. Next meeting:  
Board meeting October 14<sup>th</sup> 1 pm at The Pond Restaurant  
General meeting September 30<sup>th</sup> 2024 at The Pond Restaurant
- XI. Closing Prayer by Judy Reynolds

Meeting adjourned at 2:45 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary  
10/19/2024 Date