

Leisure Lake Property Owners Association INC.
LLPOA
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Minutes of the Leisure Lake Property Owners Association INC. General meeting of the LOA of Warner Robins Ga. Held at The Pond Restaurant in Warner Robins Ga. at 7 pm on 01/12/2026.

- I. Call to order: 7:01 pm
- II. Opening Prayer offered by Duane Smith
- III. Roll call of officers and members at 7:02 pm
Present:
Chuck Dagley - President
Joe Wilburn - Vice President
Stephanie Tibbetts - Secretary/Treasurer
Duane Smith - Island Club
Lisa Thomas- Bay Side
Donna Adams-Bay Side
Ceiclia Reno- Bay side
Chad Langston- South Oaks
Frank Alexander
Jerry Allen Patio Homes
Judy Gagliardi
Erica Esser- BGHOA
Janine Lehmiller- BGHOA
Camille Caldwell-BGHOA
Celeste Ricks- Bay Side
Dan Vickers- BGHOA
Judy DifioreIsland Club
Shannon Cortez
Sam Pantalco
Sherise and Ashley Harden- BGHOA
- IV. Financial report
By: Stephanie Tibbetts
We ended the year with \$41,868.38
Operating cost: has averaged out to be \$800.00 to \$1000.00 to operate per month. This does not include any special projects scheduled, \$5900.00 dollars were spent for management of and soil sampling for silt management. \$1486.02 was spent on office supplies and this cost will be less for the year 2026 as we purchased the computer this year.
Delinquencies: 10 properties are now considered delinquent
Lien on properties: 10 properties have Liens that have been placed
- V. Stephanie Tibbetts goes over how to access the website and where to find information. She also explains how to access the private page for members only

- VI. Lake Clean-up Project: Duane Smith gives an over-view of the lake clean up project that is going well and encourages anyone to reach out if trash is accumulating. He also states that we are on top of this and we will take care of it. We have 3 crews that routinely make rounds both regular and on an on-call basis.
- VII. Old Business/Accomplishments for the year 2025 Presented by Chuck Dagley
- We have approved 9 board meetings and 1 general meeting. You can find all approved meetings on the website. More general meetings were not needed as no significant information had developed.
 - We have completed the revision of the bylaws and it is being maintained every month when needed
 - We have updated all accounts and tax information with our new name
 - We have purchased and installed new signage around the lake in an effort to let the community know we are here
 - We have completed our goal for financial transparency to all members
 - Treasurer has obtained quicken software for better financial reporting.
 - Lake Cleanup project is working well with major cleaning every 2-3 months, and on an as needed process for times between major rounds, and a mowing contract for areas around the lake.
 - Vulture problem has been explored to the best of the LLPOAs ability. The community is encouraged to call code enforcement as the Sandpiper apts and Castaways apts do not maintain their community trash and this serves as a constant food source for the animals.
 - All Associations and Businesses have received their projected dues amounts for the year 2026. The assessments for everyone are \$25.00 per every off-lake resident and \$100.00 for on lake residents annually across the board, no exceptions.
 - Large projects were approved for maintaining Lashley Island, soil sampling and weed control.
 - An appreciation brunch was held for Bob Day and Bob Dailey for 17 years of volunteer service to the community, they will be missed.
 - An online payment system has been set up on the website for those who wish to pay online, members are encouraged to make sure their name and address are in the notes so we can be sure to give credit. Also, an email to follow up with us is appreciated.
- VIII. Pending Projects for the year 2026 Presented by Chuck Dagley
- We are still working on weather monitoring and lower spillway management. We are exploring apps that may be helpful to alert us on impending rain in the area that will affect water levels. Also, rain north of us affects the water levels and the LLPOA is working hard to manage this.
 - Property management: We are working on obtaining the property on both side of the lower spill way and working on transferring the property across the street for Castaways apts to them.
 - We have developed a committee to review the covenants: Lisa Thomas, Judy Reynolds and Stephanie Tibbetts. Once completed it will go to the 3 businesses and 5 associations for review.
 - We are exploring assistance to develop a 10-year plan to better understand what is needed in our future in hopes for no surprise assessments.
 - Silt Management: This has become a very complicated process and we have come to a place that we need to obtain about \$250,000.00 up front for lawyers to take our case. In

fact, we need to explore having an attorney on retainer as we go forward. This cost will have to be factored in to our financial plan.

- We are taking steps to explore companies to stock fish in the upper lake. However, we would like to be able to lower the upper lake for sea wall repairs and possibly cleaning. This needs to be discussed prior to stocking fish.

IX. Closing prayer offered by Duane Smith

Meeting adjourned at 8:30 pm

Meeting minutes Approved by board members

Stephanie Zebitz Secretary

1/26/26 Date