

Leisure Lake Property Owners Association
LLPOA
P.O. Box 10311
Warner Robins Ga 31095
leisurelakepropertyassociation@gmail.com

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 1:00 pm on 06/10/24

- I. Call to order: by President Bob Day at 1:05 pm
- II. Roll call of officers at 01:06
Present:
Bob Day -President
Bob Dailey Treasure
Stephanie Tibbetts -Secretary
Dan Giammetta -Board member
Duane Smith-Board member
Robert Johnson-Board member
Joe Wilburn-Board member
Absent:
Judy Reynolds
Tim Ham
Also present:
Chad Langston-South Oaks
Chuck Dagley-South Oaks
Bill Cook-Bay side
- III. Approval of last meeting minutes read and motion to approve minutes from board meeting 05/17/24 and General meeting 05/21/24 made by Stephanie Tibbetts Bob Dailey 1st and Duane Smith 2nd all approved.
- IV. Financial report
By: Bob Dailey
Assessments: no income to report
Operating cost: no cost to report
Reserves: 20,970.76
Delinquencies:
Will be revisited after 2024-2025 dues go out.
Lien on properties: none at present
- V. Managers' report: Dan Giammetta has no new information to present on the work needed to the dam and spillway areas.
- VI. Unfinished business:
Annual dues update: Bob Day gives a brief history of how we bill Associations vs. independent property owners, due to new people joining us today. Discussion had regarding

the "Patrick" Property and the parcel we call "The Pie shape Property" owned by Dad-Nanny LLC. **Motion made By Joe Wilburn to continue with the plan of \$100.00 per lot owned and to invoice these two properties as planned. Dan Giammetta 2nd and vote held 6 yea and 1 nay motion approved.**

Discussion held to possible approach the dad-Nanny company to let the LLPOA acquire this property.

Bob Day opens a discussion on how to handle the invoices on the apartments. Decision made to just send the invoices and await their response, as they have been asked several times to participate in the discussion and no responses have been made.

Letter to individual property owners final draft presented by Joe Wilburn. This letter reviewed and final draft approved. **Motion by Joe Wilburn to send this out with invoices. Bob Day 2nds and all members approved.**

Stephanie Tibbetts gives an update on the web site and explains to the group how to access the document section.

Duane Smith gives an update on the lake clean up project. He has contracted with Shane's Handy Man services and is planning to start this Wednesday. **Duane Makes a motion to go forward with the plan of \$200.00 per visit needed. Robert Johnson 2nds and all members In favors, motion approved.**

Bill Cook is concerned about the large amount of trash noticed around the apt areas and that he has observed tenants throwing their house hold trash in the lake. Duane Smith states he will take this under consideration and develop a plan, possibly a new contract to keep this area clean as well.

Joe Wilburn agrees with Bill Cook about the apt trash and that we should consider adding it to the contract. Joe also is asking if this company is able to raise and lower the gait during storms? Duane states he will follow up on this.

VII. New business: We have representatives from the South Oaks area today. Mr. Chad Langston and Mr. Chuck Dagley. Mr. Langston gives a power point presentation on the silt buildup in the South Oaks area. He also discusses his experience so far dealing with the Warner Robins City council.

Chuck Dagley states he has contacted the EPD and is waiting to hear back from them. He also states that there is no HOA for South Oaks subdivision and he is willing to go to the individual property owners that have lake front property and ask if they are willing to join our group. Mr. Dagley also inquires about "specks" of the lake. Bob Day responds that he is unsure who would have those, but we could start with Story and Clark surveyors and possibly Attorney Moore who is the attorney for the McGlamery estate. Also, a Mr. Ted Waddle Jr. is who put together the plots.

Duane Smith encourages notifying the EPD and the Georgia Soil Conservation group as they have helped in the past.

Joe Wilburn gives a brief history on how many of us and how many times we as individuals have gone to the city for help with no response given. He would like to see a joint effort by all people involved present to the city council members.

Bill Cook the representative from Bay side gives his perspective of the lakes history as he has lived on the lake for 20 years. He proposes putting together a petition to send to the proper authorities regarding the storm drainage issues around the lake.

Bob Day makes a motion to form a committee to over see all silt information gathered by individuals to put together something to present to city council. Chuck Dagley offers to lead the committee. Duane Smith, Robert Johnson and Chad Langston with be part of this

group. Bob Daily 2nds and all members in favor. They all agree to meet July 1st 2024. At 1 pm at Chad Langston's house 126 Blue Ridge Ln. Warner Robins Ga.

Dan Giammetta makes a motion to ask Bob Day and Bob Daily to remain as part of the group until December 2024 to give new members time to take over offices. Duane Smith 2nds and all members approve. Bob Day and Bob Daily have agreed to stay on with the agreement until December 2024.

VIII. Next meeting:

Next general meeting TBA

Next Board meeting will be held July 15, 2024 at 1 pm at the Pond Restaurant

Meeting adjourned at 3:15 pm

Meeting minutes Approved by board members

Stephanie T. Butler Secretary
7/15/2024 Date

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June 3, 2024

TO: Independent Property Owners on Leisure Lake

As a property owner in our community, you are inherently a member of the Leisure Lake Property Owners Association – and you have a voice in determining its future. Your contribution will determine its success or failure. Ultimately the Association and its members can be successful in managing ongoing projects- including protecting property values, maintenance of dam and common areas, sediment remediation, flooding, and lake security.

Synopsis of the Lake History and Association's Efforts

- In 1994, because of tropical storm Alberto, two of our dams & spillways were completely washed out. Lakeside homes were flooded. Homeowners were faced with substantial special assessments for emergency repairs to the dams.
- In the ensuing THREE YEARS property owners looked out their windows at a crater of mud – a swamp – littered with protruding logs, discarded vehicle tires and even the occasional shopping cart! As a result, property values plummeted.
- While the lake was refilled in 1997, a further setback – due to funding issues – resulted in the lake being drained in 2000. Once again, homeowners bordering the lake had a view of a swamp.
- There have been dozens of storms since 2000, resulting in flooding of the Patio Homes and Castaways Apartments, sediment buildup, water main breaking, and continuing destruction of the dam. The most recent event being February 2024.

Current Status of Leisure Lake

- Serious issues abound: The structural integrity of the lower dam is compromised by cracks & fissures... The upper dam spillway is hampered by a defective mechanical gate – which severely impacts the lowering of lake waters preceding heavy rainfalls... Excessive sedimentation (silt) buildup --especially between ISLAND CLUB & CASTAWAYS – has resulted in former lakeside views degrading into “moonscapes” of wastelands littered with accumulating trash, while attracting vermin like turkey vultures who have taken a fondness for roosting on our homes’ rooftops. Again, negatively impacting our various neighborhoods’ property values.

Prognosis for Leisure Lake

- NOAA (National Oceanic & Atmospheric Administration) forecasts the 2024 Hurricane Season to be “ultra busy” and “possibly one of the worst on record” with estimates of 85% chance of “above normal” cyclonic activity. Subsequent years, they predict, will only fare worse.
- Dams require regular maintenance. Without such crucial upkeep, it is inevitable that three events will happen in short order: (1) The dams will fail, resulting in flooding of lakeside properties, (2) Property values will tank accordingly, and (3) we can expect a MUCH LARGER expenditure of financial resources to rebuild a washed away dam, when “dimes on the dollar” could have pre-emptively avoided the disaster scenario.

Our Leisure Lake Property Owners Association's Mission

What is the LLPOA? While homeowners enjoy the benefits of Leisure Lake – fishing and kayaking in its waters – the LLPOA was formed to *maintain the lake* as your representatives. Officially formed in 2005, our organization has continued to acquire ownership of lake properties over the succeeding years; recently we have undergone a name change to be more inclusive of *all* members sharing our lake. And yes, *you are members*.

The LLPOA currently consists of the Beaver Glen HOA, Island Club HOA, Sandpiper & Castaways Apartments, the Pond Restaurant, Bayside HOA and the independent property owners. As this letter is being drafted, more are coming on board. Seventeen of the twenty-eight homeowners at Patio Homes have recently contributed.

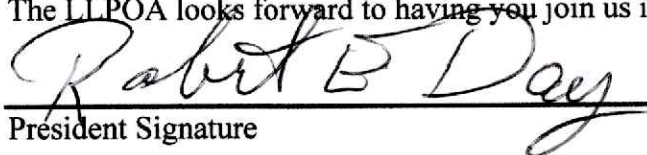
Just what exactly are you proposing here? The proposition is twofold: Shared responsibilities and the right as a member to reap the perks of lakeside living. More specifically:

1) Funding of Lake Maintenance > Reflected in your payment of annual dues. These were calculated on an equitable system, considering such factors as your property's accessibility to the lake, home versus apartment unit, etc.

2) We want you to be a part of our monthly meetings. This is not a *duty*, so much as it is a *privilege*. We value every property owner's involvement, input and advice concerning the ways to keep our neighborhoods beautiful, safe and secure – including maintaining property values.
Without you, there will be no lakes.

Where do I go from here? You may start by visiting our website (leisurelakewarnerobins.com) to find detailed information about the LLPOA—including Dates & Locations for both Board and General meetings, Minutes of Meetings, Announcements and photographs. You may directly contact our Board through our email account at leisurelakepropertyassociation@gmail.com.

The LLPOA looks forward to having you join us in our mission to improve our community!


President Signature

06/10/2024
Date