

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 05/05/2025

- I. Call to order: By President Chuck Dagley at 1:02 pm
- II. Roll call of officers at 1:03 pm
Present:
Chuck Dagley- President and Representative of South Oaks Subdivision
Lisa Thomas- Representative of Bayside Subdivision
Duane Smith- Representative of Island Club Subdivision
Judy Reynolds- Representative of Island Club Subdivision
Robert Johnson- Vice President and Representative of Beaver Glen Subdivision
Denise Parkerson- Representative of Castaways apartments
Stephanie Tibbetts- Secretary and Treasurer and Representative of Beaver Glen subdivision
Absent:
Joe Wilburn- Representative of The Pond
Dan Giammetta- Representative of The Patio Homes
Emily Alligood- Representative of Sandpiper Apartments proxy for Gabby Mancha
Also present:
John Tibbetts- Sign coordinator
- III. Approval of last meeting minutes- **Stephanie Tibbetts presents and makes a motion for approval of the Board meeting held 03/10/2025 ad the general meeting held on 03/24/2025. Lisa Thomas makes one name correction and Denise Parkerson makes one name correction. The minutes are approved with these corrections noted. Motion seconds by Chuck Dagley all members approve.**
- IV. Financial report
By: Stephanie Tibbetts
Starting balance= \$47,715.29
Smart Signs Clover- \$367.76 signs for around the lake
Stephanie Tibbetts- \$134.84 office supplies
Miguel Sanchez- \$50.00 open/closing Dam
Miguel Sanchez - \$400.00 open /closing of dam and lake clean up
Frick's Law firm- \$ 717.75, legal fees
Nicholas Joyce -\$ 200.00 Mowing
Ending balance- \$45,844.94
- V. Website update- Stephanie Tibbetts gives an update on the added legal documents to the website for easy access, covenants, bylaws, article of incorporation and deed. Electronic payment abilities still pending due to waiting on word from the IRS about EIN number.
- VI. Lake Clean up update- Duane Smith gives update on lake clean up. He states he has purchased a tarp and has asked Miguel to use this while crossing the side walk in the island club area. Stephanie Tibbetts states one of the Beaver Glen residents has asked to add the area around the Patrick property be added to the clean-up routine. A discussion held about

people throwing yard trash into the lake for their disposal. Board considering possible cameras in the areas for surveillance.

VII. Old business

- A. Bylaws, Stephanie Tibbetts re-presents the updated bylaws for approval. This is a project we have been working on for the last year and is ready for final consideration. **Stephanie Tibbetts makes a motion for approval, Chuck Dagley 2nds all member approve. New Bylaws are passed and will be added to the website.**
- B. Sign project, John Tibbetts The sign coordinator is present to discuss the placement of signs. He will get with respective associations about where to place the signs in the next 2 weeks.
- C. Dam Access, Chuck Dagley discuss the Frick's Law firm expenses as it pertains to the legal cost of acquiring easement to the lower lake dam. A detailed discussion of easement for dam access, and this properties limitations due to floodplain, negotiation strategy with property owner, and the need for permanent access.
- D. Sediment update, Chuck Dagley reports the attorney working on this for us has had a family emergency and has not given an update to report at this time.
- E. Vulture issue, Chuck Dagley wants to consider that this issue has been explored as much as this board can. We have a rigorous lake clean up project, we have discussed the trash issue with property owners and we have explored permits for lethal destruction of the animals. There is nothing more to explore on this subject at this time and this topic will be tabled until such a time when it is needed to be brought up again. A statement will be posted on the website addressing this issue.

VIII. New business:

- A. Mowing contract, Stephanie Tibbetts updates the board on the mowing contract held by Nicholas Joyce he will mow the access road, lower dam and island Club/Castaway sandbar on a scheduled basis. Please see contracts for further information.
- B. Dues for 2025-2026, Joe Wilburn would like to consider a 5-10% annual increase on dues for the future but the 10-year financial plan is not ready. This increase will be tabled until the report is ready so we will have a better understanding of how much is needed. There are two associations for consideration today that are not up to the standard of cost. The Beaver Glen association is only being charged \$5.68 per home off lake with the standard being \$25.00 for off lake and the Bayside association is only being charge \$500.00 flat fee with this year being the first year after voting rights were given and they need to be brought up to the standard assessment value of \$100.00 per on lake and \$25.00 for off lake. A detailed discussion held on this matter. **Chuck Dagley makes a motion to bring these 2 associations up to the standard cost to be fair and to table the annual percentage increase until we have our financial reports ready. Stephanie Tibbetts seconds and all members approve.** Dues are set to go out in the month on June.

IX. Next meeting: June 16th 1 pm at the Pond Restaurant

X. Closing prayer by Duane Smith

Meeting adjourned at 2:22 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary

6/14/25 Date



June 9, 2025

To whom it may concern ,
This letter is to state that Jacinta Seawood is the new manager of The Castaways at Hidden Harbor Drive and will be replacing Gabby . If you have any questions or concerns please feel free to reach out by phone at 478-929-2761 or by email at castawaysmgr@sharpmgmt.com .

Best Regards ,

Jacinta Seawood
Property Manager
478-929-2761