

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 10/27/2025

- I. Call to order: 01:03 pm
- II. Roll call of officers at 01:03 pm
Present:
Chuck Dagley -President and representative of South Oaks subdivision
Joe Wilburn – Vice President and representative of The Pond Restaurant
Stephanie Tibbetts – Treasure and secretary
Duane Smith -Representative of Island club Subdivision
Lisa Thomas – Representative of Bayside subdivision
Emily Alligood- Representative of Castaways Apts. (at this meeting we were told that the representative Jancita Seawood is unknown to Frankie and to Emily and will not be participating)
Quorum met with 7 votes
Absent:
Judy Reynolds but is available virtually for votes
Denise Parkerson representative of Sandpiper apts.
Also present:
John Tibbetts – volunteer to the LLPOA
Ashley Harden President of BGHOA is allowed to listen via phone
Frankie Barnett Director of facility management for Sharp management.
- III. Approval of last meeting minutes
Stephanie Tibbetts presents minutes from meeting held on 09/29/2025 for approval. **Joe Wilburn makes 1st motion to approve minutes and Chuck Dagley 2nds all members approve.**
- IV. Financial report
By: Stephanie Tibbetts
Beginning balance: \$ 42,157.17
Dues received + \$200.00
Houston Co. Tax Com -\$213.79
Nicholas Joyce - \$200.00
Miguel Sanchez -\$350.00
Ending Balance \$41,793.38
- V. Website management: Stephanie Tibbetts is still working of online payment option.
GoDaddy charges \$1500.00 for e-commerce. All members agree this is to heavy of a cost and other options should be explored.
10/28/2025 update virtually to all board members. Our bank Synovus does offer a free Zelle option for online payments. This option added to the website at this time.
- VI. Lake Clean up- Presented by Duane Smith and Stephanie Tibbetts. No new information to present all is going well.

VII. Old business:

*Joe Wilburn and Chuck Dagley are working on the closing of the property behind the restaurant for him to purchase and will have more information at our next meeting.

*Chuck Dagley gives update on ideas for the sediment issue on both lakes and suggest that all individual residents be encouraged to call the city council and petition the local government to clean up the sediment that has accumulated from lack of storm water control.

*Scheduling the next general meeting: All members agree we will meet Jan 12th at 7 pm at The Pond.

* Discussion of nonpaying members. Stephanie Tibbetts has provided an email list to all members of delinquent members and discussion held about starting the lien process for these members. Opportunity given to Frankie Barnet to respond for the apts. No response given.

* Weed control for both lakes. We have obtained 2 Bids for the Weed control that are close in range to each other. **Chuck Dagley makes a motion to go with Aquatic Worx. We will ask for 2 separate contracts One for the initial treatment and one for the routine management that will be negotiated to fit the Lake's needs. Joe Wilburn 2nds and all members agree.**

*John Tibbetts reports a new sign has been placed at Leisure Lake Ct/Leisure Lake Dr and he will work on the sign at Kimberly /Leisure Lake Dr next.

VIII. New Business:

*Weather monitoring and lower spill way management- No progress made on this subject. We are still dependent on Bob Dailey for assistance with weather management. Chuck Dagley to help with getting weather information and Stephanie Tibbetts will continue to assist with managing this spill way.

*Property management- Stephanie Tibbetts discuss the property owned by Dad nanny LLC. This property is listed at the court house under a representative Katya Reed. No response from certified mail, or emails sent to this person. This may be a futile task but we will continue to try.

*Stephanie Tibbetts presents an option to add to the bylaws late fee and interest charges to nonpaying members going forward. She suggests \$25.00 late fee and a 3% interest charge annually. Joe Wilburn discusses having a minimum amount due if it is lower than \$5.00. Stephanie Tibbetts explains This interest charge comes with a flat rate late fee of \$25.00 which is more than the \$5.00 suggested minimum. **Chuck Dagley makes a motion to add this to the bylaws and enforce going forward. Joe Wilburn 2nds and all members agree.**

*Review of covenants: Stephanie Tibbetts suggest a side committee of herself, Lisa and Judy to review the covenants and bring back to the board. All members agree this is the best use of time for this project.

On 10/30/2025 the 1st meeting is scheduled for November 18th,2025

IX. Next meeting Scheduled 01/26/2025

X. Closing Prayer by Duane Smith

XI. Meeting adjourned 2pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary 1/26/26 Date