

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 12:00 on 04/22/2024

- I. Call to order: Bob Day called to order the meeting at 12:00
- II. Roll call of officers at 12:05
Present:
Duane Smith
Judy Reynolds
Bob Day
Bob Dailey
Robert Johnson
Joe Wilburn

Absent:
Tim Ham
Dan Giammetta

Also present:
- III. Approval of last meeting minutes
The minutes for the General meeting held at Beaver Glen Club House on 02/12/2024 reviewed and approved by all members.
The minutes for the board meeting held at the Pond Restaurant on 03/11/2024 reviewed and approved by all members.
- IV. Financial report
By: Bob Dailey
Expenses from March 22, 2024 to April 22, 2024
Starting balance \$22,088.27
Assessments:
Refund check received from Frick's law firm of \$426.65
Operating cost:
March 11, 2024= reimbursement to Joe Wilburn for Go daddy web site \$419.76
March 14, 2024= city of WR to pay off lien, \$771.50

Reserves:
21,323.66
Delinquencies: 11 properties from the Patio homes for 2023 dues \$1400.00

V. Unfinished business:

Duane Smith gives update on the lake clean up. He states he is having difficulty connecting with String bean land scaping. Discussion held about his services and all members agree to continue to try to connect with him to get him started.

Duane states there has been no official response from the mayor's office on the Lake silt issue.

Stephanie Tibbetts gives update on website and there seems to be an issue logging on to the managers site since the transfer from Joe's account to the LLPOA. Stephanie and Joe to have a side meeting to discuss possible options.

Bob Johnson gives update on silt removal. Please see attached proposal from Deep 6 Dredging. Board decides to continue to explore attorneys that can help us explore environmental questions and possible actions we could take against the city for financial responsibility with the silt build up.

Bob Day discusses the issue of covenants and by laws in Tim's absence. Further exploration of who are members and who are independents needs to be held.

Bob Dailey discusses the need to add new wheels to the lower gate. Dan Giammetta is not present to give update on the progress of the reconstruction of the Dam.

Joe Wilburn discusses the insurance matter. He is having trouble getting McNeal to respond. Possible issue is the understanding of an Association of Associations. Joe will follow up with State farm and explore if we really need insurance.

Bob Day gives update of signage around the lake to help with the safety of people and trespassers. Possible companies to get this done are "Best signs". Bob will follow up with Tim and discuss wording needed on signs.

Bob Day reports there has been no communication from the estate of McGlamery on the deeds to complete our ownership of the Lower Dam.

Robert Johnson gives update on the letters to the Patio homes. He and Dan have been collaborating on this project and just need to decide on the final wording of the letter. This is still in progress and Joe, Robert, Dan and Bob Day will have a side meeting to collaborate on the wording of this letter.

VI. New business:

Stephanie brings up the multiple concerns from lake property owners on the enormous Buzzard numbers. She has arranged a meeting with Rite Way Pest control to discuss options and price. Duane brings up possible solution of a buzzard effigy to help. This option will be explored, and progress will be updated.

Dues for the year 2024 are approaching and we need to decide on amounts. Questions to explore are 1) What should we charge? 2) Possible just razing the apartments as we had suggested last year at this time. 3) What justifies the increase? Bob Day says we need a budget. Bob Dailey and Joe Wilburn will have a side meeting to gather information on a budget for the year 2024.

Thoughts at this time are to leave everyone the same and reexplore the apartments to bring them up to date.

Bob Day brings up the need to have a nomination for offices as he and Bob Dailey would like to rotate out in June 2024.

Bob Day would like to have the minutes emailed to everyone prior to the Board meetings to have more time to review. Stephanie agrees and will have this done.

VII. Next meeting:

General meeting will be held at the Beaver Glen Club House May 21st, 2024

Board meeting will be held at The Pond May 17th at 1pm.

Meeting adjourned at (time)

Meeting minutes Approved by board members

Stephanie Tibbitts Secretary

5/17/24 Date