

Leisure Lake Property Owners Association INC.  
LLPOA  
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Minutes of the Leisure Lake Property Owners Association INC. Board meeting of the LOA of Warner Robins Ga. Held at The Pond Restaurant in Warner Robins Ga. At 01 pm on 02/23/2026

- I. Call to order: 01:15 pm
- II. Opening prayer held by Judy Reynolds
- III. Roll call of officers at 01:16 pm  
Present:  
Chuck Dagley - President, representative from South oaks  
Joe Wilburn - Vice President and representative for The Pond  
Stephanie Tibbetts - Secretary/treasure  
Judy Reynolds - Representative from Island Club  
Lisa Thomas- Representative from Bayside  
Jerry Allen - Representative from The Patio Homes  
Absent:  
Duane Smith - Representative from Island Club  
  
Representatives from Beaver Glen  
Representatives from Sandpiper and Castaways Apartments  
Also present:  
none
- IV. Approval of last meeting minutes: Stephanie Tibbetts Presents the minutes from the board. meeting held on 01/26/2026. **Chuck Dagley makes a motion to approve and Joe Wilburn seconds all members approve.**
- V. Financial report  
By: Stephanie Tibbetts  
Quicken Program annual charge = \$101.88  
H&R block annual taxes= \$300.00  
Axis Engineering dam inspection=\$2150.00  
Frick's law refund= +\$329.75  
Balance= \$38598.18  
Stephanie Tibbetts reports she has reached out to 2 accountants nearby plus "score" and no one has been able to assist in the 10-year financial plan. Chuck reports the same. This is an ongoing project. Chuck suggests he could reach out to Chad Langston for assistance.
- VI. Website: We had to pay for the GoDaddy domain this month and the 2025 income and expense report and taxes have been uploaded to the document section of the website.
- VII. Lake Clean-up: Stephanie Reports that the last major round was 5 weeks prior to this meeting and Chuck Dagley report there is debris at the lower spillway that needs to be addressed. Stephanie Tibbetts to reach out to Miguel to schedule clean up.

VIII. Old Business:

- a. **Joes Purchase of property** behind the Pond. He reports he is working with Frick's law and Mr. Story and this should be completed this week.
- b. Chuck reports he is still working on this and is speaking with another attorney named John Schwartz to take our case. This will be an ongoing project. Chuck also reports that he is working with Chad Langston and his wife for possibly applying for a grant that would assist with finances.
- c. **Weather monitoring.** Jerry has offered to assist with weather monitoring and different weather programs are being considered to assist with this. Discussion held regarding opening and closing the dam verses letting the water flow normally. Decision made to continue as we have by monitoring the rain and water level and opening the dam when needed to prevent flooding.
- d. **Property Management.** Chuck reports that Mr. Moore with McGlamory has still not taken steps to deed the property adjacent to the lower spillway to the LLPOA. He will continue to reach out to this office. The concrete walls on the spillway need to be back filled and we either need permission from the estate to do this, have the property deeded to us or the estate needs to have this done.
- e. **Covenant review.** Stephanie reports the last meeting schedule had to be canceled. The group will reconvene after this meeting to reschedule.
- f. **Weed Killing contract.** Stephanie reports that she has been unable to get "Alex" with Aquatic works to respond by phone, text, or email. Chuck states to give them a little more time to respond.

IX. New Business:

- a. **Dam inspection,** Chuck Dagley reports after speaking with David Griffin the EPD engineer over the dams in this area, we are suppose to do dam inspections ourselves every 3 months. We need to have a professional inspection every 2 years. This will cost approximately \$1200.00 and we have to take in consideration inflation. Chuck to work on getting a check list so we can begin to do our own inspections.
- b. **Boat decals,** Stephanie reports she is working with IBALZ located on Moody Rd. She presents a mock-up of what the decals will look like and the approximate cost per decal is \$6.00, each boat will require 2 decals for an approximate cost of \$12.00 per vessel. **Chuck makes a motion to move forward with the purchase of the boat decals and Joe seconds all members agree.** Stephanie reports there will be an upfront cost as we can not just buy one decal at a time, but we will recoup the cost as we sell the decals.
- c. **Chuck to update on retaining an attorney.** Chuck is in talks with an attorney to be on retainer he will get back with the group virtually for a vote
- d. **Chuck to update on updating the board of realtors to add the LLPOA to a public.** Chuck reports he has been in contact with Renee Anderson, she is the president of the board of realtors. They have been in conference in Atlanta and he is waiting on them to get back.
- e. **Taxes filed.** Stephanie reports that the taxes for 2025 have been filed by H&R block and the 2025 expense and income report have all been uploaded to the website.
- f. **Second letter from the apts.** Stephanie reports we have received a second letter from the apts. It is in-depth and has been uploaded to the website. It is her opinion that there is a lot of misinformation in the letter, please read it at your leisure.
- g. **Crowd funding.** Stephanie presents an option to possibly consider crowd funding for certain projects to see if anyone would like to donate to causes. The board is interested in possibly exploring this idea, more to come.

X. closing prayer offered by Judy Reynolds

Meeting adjourned at 2:10 pm

Next meeting will be 04/06/2026 1 pm at the Pond

Meeting minutes Approved by board members

Stephanie Tibbets Secretary  
4/6/26 Date

**P.S. By virtual vote Chuck Dagley has obtained Thrift & Macklemore to handle our case with the apts. The cost to retain the attorney is \$5000.00. Chuck makes a motion to go forward with this case. Joe Wilburn seconds. Virtual votes obtained by Judy Reynolds, Duane Smith and Jerry Allen for a quorum of 5. Motion passed and Stephanie Tibbets secretary and treasurer submits payment.**