

Leisure Lake Property Owners Association
LLPOA
P.O. Box 10311
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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 1pm on 05/17/24

- I. Call to order: By President Bob Day at 1 pm
- II. Roll call of officers at 1:01 pm
Present:
Joe Wilburn
Duane Smith
Judy Reynolds
Bob Day
Bob Dailey
Robert Johnson
Stephanie Tibbetts
Absent:
Dan Giammetta
Tim Ham
Also present:
- III. Approval of last meeting minutes held on 04/22/24 reviewed and approved by all members
- IV. Financial report
By: Bob Dailey
Is the same as last meeting no expenses and no income to report.
Assessments: none to report
Operating cost: none to report
Reserves: 21,323.66
Delinquencies: \$1400.00 from dues for the year 2023-2024
Lien on properties: none to report
Bob Day reports an audit of the treasury has taken place by Rhonda Carpenter (Accountant)
Report states no errors found. See the attached report for recommendations
- V. Managers' report:
Dan Giammetta not here to give a report at this time.
- VI. Unfinished business:
Web metrics are showing 325 visits in the last 30 days, as we just opened this month.
The covenants and by laws are not posted as they are outdated and under review.
The Document private page is still pending and we just need to decide what we want on this site.

Bob Day suggested we better organize the minute page. This will help someone to find a date better rather than scroll through every meeting. Stephanie to work on this.

Duane Smith reports on lake clean up project. String Bean has backed out of contract citing a very busy schedule to take on new clients. The proposal has been written and Duane will continue to search for a landscaping team to take this on.

Bob Dailey to send Stephanie pictures and documents for the private page.

Stephanie Tibbetts gives an update on the buzzard concern. A buzzard effigy was purchased and donated to island club by Stephanie and worked well for 1 week. Some residents of Island club were seen hitting it with a stick. Duane moved the effigy to a high place and it doesn't seem to be working as well. We will continue to monitor this effort. A quote was obtained from Rite Way pest control for mediation. The cost will be \$15,500.00 this is still under review at this time. Bob Day states he will have a side meeting with BGHOA and Island club to see if we can resolve this.

Bob Day opinions discussion regarding signage and wants to continue this at another time.

Joe Wilburn has no new information to offer on insurance coverage.

Joe Wilburn has no new information on finances.

Discussion held on upcoming dues for the year 2024-2025. Bob Dailey proposes that we keep everyone's dues the same with the exception of the apartments, which we discussed last year to revisit these members this year.

The Proposed dues for castaway and Sandpiper Apts starting August 2024:

Castaways Apts – 501 Leisure Lake Dr. Warner Robins, Ga.

139 units off water, but with access \$25.00 per unit= \$3475.00

72 water front units- \$50.00 per unit=\$3600.00

Total for castaways = \$7075.00 for the year 2024-2025

Sandpiper Apts- 800 Leisure Lake Dr. Warner Robins Ga.

494 units off water - \$25.00 per unit= \$12,350.00

36 water front units - \$50.00 per unit = \$1800.00

Total for Sandpiper= \$14,150.00 for the year 2024-2025

We would like to make a note here that several attempts over the last several months have been made to get the representees from the Apts to become involved in this decision process such as: (changing our board meetings to during the week during business hours at their request and frequent emails and calls made to remind them of dates and times of meeting) to no avail.

Proposal set for vote by Bob Dailey, 1st by Duane Smith and 2nd by Joe Wilburn. All members present vote approved.

A letter will be drafted to the Apts regarding the increase and a letter will be drafted to the independent owners of lake front properties to explain and encourage involvement.

VII. New business:

Duane is asking for clarification on all the tasks that are pending, what are the priorities if any. Bob Day states that the board is waiting on proposals from the designated committees to help make these decisions.

Bob Day reports on the side committee held by him, Robert Storey and David Moore. Mr. Storey has identified the balance of the land of the lower spillway is owned by the McGlamery estate. Mr. Moore is working on identifying where to access is to the lake and possibly transferring the balance of the spillway to the LOA. It is their opinion that the LOA

does not own the "compactor" land and a title search is underway to confirm. It has been determined that there is a boarder around the lake that could affect some of the lake front owners in Beaver Glen and the patio homes. This property is owned by the McGlamery estate and it may be possible for these owners to obtain this property, more information is still pending on this subject.

Robert Johnson has provided a quote from Deep 6 Dredging for a cost of removing silt from the lake. This is provided the power company will allow us to use their land temporarily to dry out the soil. So far, the owners of the power lines "Transmission Company" have said no. Duane Smith continues to reach out to the mayor's office with no response.

The take away from this discussion is the Georgia EPD needs to be contacted and involved in this process.

Stephanie Tibbetts informed BGHOA that new representatives will need to be appointed for them as Bob Day and Bob Dailey would like to rotate out.

Stephanie Tibbetts gives update on the reporter interested in our story at WXGA. There is no new information to give him at this time.

VIII. Next meeting:

Board meeting will be held at Beaver Glen Club House June 10th at 1 pm

General meeting is to be announced at a later time.

Meeting adjourned at (time)

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary

6/10/24 Date

Date: May 25, 2024

To: Robert Day, President
Leisure Lake Owners Association
PO Box 10311
Warner Robins, Ga 31095

Dear Mr. Day,

Thank you for allowing me to assist you with an audit of your accounts payable and banking records for LLOA. I have reviewed all the records from 2011 through the current period of March 2024. I see absolutely no discrepancies or lack of record keeping. I believe as you take on a more active position with the Lake Association you will need to grow in the bookkeeping aspect. In the future you may want to look at a software program such as Microsoft Office or QuickBooks to make expense reports and revenue reports. This would track your expenses and income month to month, and you could break down expenses so you can budget in specific areas if needed. That is a recommendation if you continue to grow. For now, I believe your record keeping is fine done manually.

I have a few recommendations that are very minor. 1) When you write a check make a photocopy of the check to attach to the invoice(s) being paid. I realize you are getting a photocopy of the check with your bank statement but it helps a bookkeeper to keep all receipts attached to a check copy if needed in the future. 2) Keep your deposit tickets with the monthly bank statement so you can always double check all deposits are accounted for by the bank. 3) I also recommend you photocopy the checks being deposited and keep with your deposit ticket.

Even though we live in a digital world it is very important we continue to keep the hard copy/paper back up files. Most businesses will continue to keep paper records in case of emergency power outages. You have done an excellent job of maintaining clear, precise records. Your check register has been well maintained and balanced monthly. You also write in the check register good details of the expenditures.

Again thank you for allowing me to assist you and if I can help in the future in any way, please let me know.

Sincerely,
Rhonda Carpenter

A handwritten signature in cursive script that reads "Rhonda Carpenter". The ink is dark and the signature is fluid, with a large, stylized 'R' at the beginning.