

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 :00 pm on 08/18/2025

- I. Call to order: 01:03 pm
- II. Roll call of officers at 01:04 pm
Present:
Chuck Dagley - President and representative of South Oaks subdivision
Dan Giammetta – representative of Patio Homes
Joe Wilburn - Representative of The Pond Restaurant
Robert Johnson - Vice president and representative of Beaver Glen subdivision
Duane Smith – Representative of Island Club
Judy Reynolds – Representative of Island Club
Lisa Thomas - Representative of Bayside subdivision
Stephanie Tibbetts – Secretary/treasure and representative of Beaver Glen
Absent:
Denis Parkerson - Representative of Sandpiper apts
Jancita Seawood - Representative of Castaways apts
Also present:
Alex Bryant representative of Aquatic works
- III. In the interest of Aquatic Works time Alex Bryant gives a presentation on the Bitter water Nymph weed that is invading both lakes. Proposed cost of \$13,100.00 with a monthly plan to maintain the lake of \$500.00.
Chuck Dagley proposes to obtain a 2nd bid from Tigris at an assessment cost of \$350.00 that will be done on 09/02/2025. Joe Wilburn 2nds and all members approve obtaining a 2nd bid then proceed with a decision. This will be at a cost of \$350.00 for an assessment from TIGRS.
In 2008 this weed infested the lakes and only the lower lake was treated for a cost of over \$16,000.00. This involved 61.45 acres. Aquatic works bid is for \$12,600.00 initial treatment then a \$500.00 per month for monitoring and maintenance cost.
- IV. Approval of last meeting minutes
Minutes of meeting held on 06/18/2025 and transcript of meeting with BGHOA held on 02/19/2025 are read and Chuck Dagley makes a motion to approve and Joe Wilburn 2nds all members approve.
- V. Financial report
By: Stephanie Tibbetts
Expenses:
Beginning Balance: 44,060.67
06/14/2025 Nicholas Joyse/mowing = \$350.00
06/24/2025 Personal awards = \$167.35
07/01/2025 Aquatic Works= \$1000.00

07/03/2025 Nicholas Joyce/mowing= \$320.00
07/09/2025 Miguel Sanchez/lake clean up= \$400.00
07/12/2025 Terracon/ soil sampling= \$4900.00
07/12/2025 Miguel Sanchez/riprap= \$700.00
07/17/2025 Nicholas Joyce/mowing= \$200.00
07/29/2025 Synovus Bank/checks= \$25.12
08/01/2025 Nicholas Joyce/mowing = \$320.00
08/11/2025 Miguel Sanchez/opening of dam= \$50.00
08/12/2025 Nicholas Joyce/mowing= \$200.00

08/18/2025 Stephanie Tibbetts/certified mail= \$44.64

Intake:

07/17/2025 Dues received \$1101.00

07/24/2025 Dues received \$400.00

08/12/2025 Dues received \$ 100.00

Ending Balance= \$37,334.58

Chuck Dagley gives information of the soil sampling from Terracon \$4900.00 cost.

Chuck discusses the need to revisit the bylaws to examine the need for a formal need for assessing late fees and interest charges. Also, legal steps that can be taken to suspend lake access for properties not paying dues.

A detailed discussion held about the possibility of a special assessment verses increasing dues, with an anticipated dues increase of 10 to 15 %. Financial constraints and prioritizing maintenance and improvement projects played a key role in this discussion.

Chuck Dagley discuss the need to explore a contingency account for emergencies.

VI. Stephanie Tibbetts gives update on payment on line, it is still a work in progress

VII. Lake clean-up project:

Stephanie Tibbetts reports that everything is going well with current system

Duane Smith proposes adding another contractor for "will call" cleaning needs. Stephanie and Duane to meet separately to develop a plan/system in writing of routine/will call cleaning. Joe Wilburn would like to see photo documentation added to our plan to document the work being done.

VIII. New business:

Dan Giammetta has rendered his resignation with a 30 day notice due to he has sold all of his properties in the Patio homes ad is moving on. Message posted on website asking for new representation and letters have gone out to local home owners who are in good standing inviting them to become a representative.

The two associations on schedule for increases this year have complained and are willing to continue old dues schedule for this year. **Chuck Dagley proposes to leave due schedule for these two organizations as last year with a formal letter informing them of new dues scheduled for next year giving Bayside 1 more year notice and Beaver Glen now a total of 4 years notice. Stephanie Tibbetts 2nd and all member agree after a long discussion. From this point forward all communication with owners will transition to digital communication. A formal letter will be drafted and sent to Bayside and Beaver Glen addressing dues schedule.**

Discussion on land ownership and water rights where the lake water remains under LLPOA control, allowing homeowners access to land for activities without altering the water. The consensus was that while the land can be used freely, the water itself belongs to the LLPOA.

Stephanie Tibbetts would like to start reviewing the covenants for the year 2026.

IX. Old business:

Stephanie Tibbetts updates group on added signage. "No Trespassing " and "Private lake" added

Chuck Dagley opens a discussion on need to have a plan for weather monitoring, no plan established at this time.

Chuck Dagley gives an update of sediment management and Lawyer opinion. At this time several Attorney offices have been consulted but none have stepped up to take our case. All have verbalized we do have a viable case to pursue. This will be an ongoing battle and he will continue to give updates.

Chuck Dagley officially nominates Joe Wilburn to head up the development of a 10-year plan for financial needs. The intention to offer clarity on future financial commitments and justify fee increases based on current fiscal challenges. Stephanie Tibbetts seconds and all members approve.

X. Next meeting:

September 29th ,2025

XI. Closing prayer by Judy Reynolds

Meeting adjourned at 02:15 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary

9/29/25 Date