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 01:00 pm on 08/31/2026

I. Call to order: 01:00 pm
II. Opening prayer held by Duane Smith
III. Roll call of officers at 01:05 pm
Present:
Joe Wilburn - Vice President/acting President and representative for The Pond
Stephanie Tibbetts - Secretary/Treasure
Judy Reynolds - Representative from Island Club
Lisa Thomas- Representative from Bayside
Jon Parsons -Representative of Beaver glen subdivision

Absent:
Judy Reynolds - Representative from Island Club
Representatives from Sandpiper and Castaways Apartments
Also present:
John Tibbetts Vice President and acting President of Beaver Glen and volunteer for the LLPOA.

The Group notified by Stephanie Tibbetts of the resignation of Jerry Allen - Representative of Island Club and interim President due to moved out of town.

- Stephanie Tibbets proposed leaving the president position vacant until January (approximately four months).
- She mentioned having reached out to Marsha Preist from the patio homes about the open board position.
- The group was encouraged to contact the Priests to express interest.

IV. Approval of last meeting minutes: Stephanie Tibbetts Presents the minutes from the board. meeting held on 07/20/2026. **Joe Wilburn makes a motion to approve the minutes and Duane seconds, all members approve and minutes approved.**
V. Financial report
By: Stephanie Tibbetts
Beginning balance:31,174.58
07/22/2026 Stephanie Tibbetts reports fraud to account of $5000.00
07/22/2026 Miguel Snachez $100.00
07/28/2026 Dues received - $100.00

08/03/2026 Dues received - $100.00
08/04/2026 Nicholas Joyce - $320.00
08/07/2026 amazon weed killer $590.88
08/11/2026 Nicholas Joyce - $200.00
08/11/2026 dues received - $300.00
08/18/2026 Dues received - $100.00
08/19/2026 Fraud returned $5000.00
Ending balance 30,363.69

VI. Lake Clean-up:

Lake Cleanup Project

- Miguel's next scheduled trash round is not until September or October.
- Weed control is already planned for September 16th, and trash cleanup may be incorporated.
- Duane Smith noted significant weed growth, pond scum, and underwater vegetation near the Island Club bridge.

- A contractor named Kibi was supposed to handle a deeper clean-up for $500, but his truck has repeatedly been in the shop.
- The group decided to wait for Kibi rather than have Miguel do a superficial cleanup first, to avoid double spending.

Need for a New Cleanup Worker

- The group has lost "DJ," who performed cleanups as needed between Miguel's scheduled rounds.
- They are looking for a new person for this role, paid per job at $175 per round (negotiable).
- Duane Smith has all necessary tools, including waders, nets, a grabber, and snake guards.
- Joe Wilburn mentioned a potential candidate and will connect him with Duane.

Lake Maintenance and Regulations

- Significant maintenance issues exist with both dams and silt/sand buildup affecting several properties.
- Dredging was discussed, but a previous contractor (Chan Williams) is no longer in business.
- An idea to drain the lake and allow people to take the sand for free was proposed.
- EPD regulations classify lake sand as contaminated organic material; it must dry for six months before being moved to a landfill.
- Private lakes remain subject to numerous regulations, including EPA permission and soil studies for new construction.

VII. Old Business:

Weather Monitoring and Lake Level Management

- Ongoing weather monitoring is in place; residents can text Stephanie Tibbetts to request dam opening/closing.
- A community member complimented the proactive approach to lake lowering.

Conclusion: Continue monitoring and respond to resident input for dam adjustments

Covenant Review Status

- Draft is typed and in a good state; awaiting final approval from Judy and Lisa.
- Plan to present internally, then to an attorney, before presenting to communities.
- **Conclusion**: Covenant review is in progress; next step is internal and legal review.

Lake Weed Control Plan (September 16–17)

- Volunteer coordination: Miguel and John Tibbetts to perform spot treatment using a boat-mounted spreader.
- Treatment will be diluted to required parts per million; spot treatment only, covering up to 10% of the lake to minimize wildlife impact.
- Known treatment areas: Sandpiper, Donna's house, Stephanie Tibbetts house, Island Club; upstream areas (e.g., Bayside) to be checked first to avoid double treatment downstream.
- Signage plan: yard signs at Commons area (Beaver Glen), Leisure Lake Court cul-de-sac, both boat ramps (Sandpiper and Castaways), and potentially Bayside.
- A 10-day fishing advisory period will follow treatment.
- Communications:
    - Letters sent to lakefront properties at Patio Homes and Beaver Glen, both apartments, and Beaver Glen community.
    - Bayside notices to be handled by Lisa Thomas, who will also place written notifications for property owners.
    - Duane Smith to include notice in an upcoming newsletter.

Sediment, Runoff Investigation, and Terracon Report

- The city's impression is that runoff is due to natural erosion, not construction.
- Prior core sampling was conducted by Terracon (cost $4,900); report status is unclear.
- Video evidence (overhead satellite and drone) exists, held between Chuck and Chad; Google links to be provided.

- Joe Wilburn is attempting to arrange a formal meeting with Thrift to record proceedings and involve multiple members.
- Stephanie Tibbetts will check for the Terracon report; if unavailable, will contact Terracon for another copy.
- Discussion of red clay as potential evidence of construction-related sediment.

VIII. New Business:

Financial Report and Bank Fraud Incident

- The financial report starts with the balance from the last meeting: $30,263.69.
- A fraudulent transaction of $5,000 was removed from the account; the bank later returned the funds.
- All funds have since been moved to a new account, and the old account has been completely shut down.
- Stephanie detailed the fraud incident:
    - The user ID and password were changed, and a draft was made from the account.
    - No alerts were received for the user ID/password change or the $5,000 withdrawal.
    - The computer used for banking has since been swept for malware and is clean.

Discussion on Changing Banks

- Due to security failures and lack of alerts from Synovus (which is being acquired by Pinnacle), the group discussed moving to a new bank.
- Stephanie expressed significant distrust and frustration with the current bank's handling of the situation.
- Other banks suggested included Bank of America, Wells Fargo, Chase, and credit unions like Mid-South.

- The group discussed the importance of finding a bank that offers a free business account.
- A second signatory was recommended for the account; efforts to add one (such as former president Jerry) were unsuccessful due to recent resignations.

Unpaid Dues and Member Amnesty

- The primary non-payment issue stems from the apartments, which have an easement on the deed.
- A proposal was made to offer a one-time amnesty deal for members with past-due accounts to encourage participation and cash flow.

    - This could involve waiving past dues if members commit to paying going forward.
    - For members with liens, a deal could be made to remove the lien after consistent payments are established.
- No formal rules are in place, but the board is open to working with individuals who reach out.

Legal Issues with the Apartments

- The apartments, owned by individuals in New York, are not paying dues but have a deeded easement for lake access.
- Previous attempts to compel payment have been ineffective.
- An idea to transfer the property deed to Island Club and Beaver Glen was discussed but deemed unlikely to remove the existing easement.

- The board acknowledged the need for a lawyer to address the easement issue but lacks the funds.
- Estimated unpaid dues total $40,000–$50,000, significantly impacting the association's ability to fund maintenance.
- An attorney advised that suing the apartments is the only recourse, which is beyond small claims court limits.

Flooding on Island Boulevard

- A rainstorm on August 27, 2026, caused significant flooding on Island Boulevard, affecting three homes.
- Water reached garage doors but caused no home damage; some yard erosion occurred at properties 11 and 13.
- Long-time resident Judy Defore reported to the city that the storm drain outlet at the lake is blocked by sediment.
- The city's storm water manager, Mr. Coley, indicated that Island Boulevard is a private road.
- The city stated that blocked drains on the street are Island Club's responsibility, while blocked drains from the lake are the LLPOA's responsibility.
- The floodwater eventually receded on its own, suggesting the drain may be partially functional.

- Duane Smith contacted Roto-Rooter, which handles storm drains, but they have a 45-day waitlist; he is on a will-call list.

- **Jon Parsons proposes a property easement search to determine if the city has a formal stormwater easement, which could make the city legally responsible for repairs. The proposed budget for this is $100.00 due to each copy is $1.00 and he**

believes he will not need more than that. Stephanie seconds and all members approve.

Public General Meeting Scheduling and Agenda

- Original date of September 21 at 7 p.m. was rescheduled due to a conflict; the meeting is now set for **September 28 at 7 p.m. at the pond.**
- Agenda items: financials, website, lake cleanup, weed control update, apartments/legal update.
- Rescheduling communications need to be sent to all communities, including Bayside.

Fundraising and Future Meetings

- Fundraising ideas were briefly discussed, including a chili cook-off, a 50/50 draw, and raffles; participation levels are uncertain.
- It was decided that if one or two key board members cannot attend a meeting, it should be rescheduled to ensure sufficient attendance.

- The next board meeting is tentatively scheduled for **October 26th.**

IX. closing prayer offered by Duane Smith

Meeting adjourned at 2:10 pm

Meeting minutes Approved by board members

Stephanie T Ubbs Secretary

10/29/2026 Date