

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 pm on 02/17/2025

- I. Call to order: By President Chuck Dagley
- II. Roll call of officers at 1:02 pm
Present:
Chuck Dagley Representative of South Oak and President
Lisa Thomas Representative of Bayside
Robert Johnson Representative of Beaver Glen and Vice President
Dan Giammetta Representative of Patio homes
Judy Reynolds Representative of Island Club
Joe Wilburn Representative of The Pond Restaurant
Stephanie Tibbetts Representative of Beaver Glen and Secretary and Treasurer
Absent:
Duane Smith Representative of Island Club
Cecelia Reno from Bay side
Bill Cook from Bayside
Emily Alligood proxy for Gabby Mancha representative for Sharpe management
Denise Smith Representative of Sharpe management

Also present:
John Tibbetts from Beaver Glen
- III. Approval of last meeting minutes:
Stephanie Tibbetts Presents minutes from meeting held on 01/13/2025. **Motion made by Chuck Dagley to approve minutes with the noted spelling correction and motion second by Lisa Thomas, all members approve.**
- IV. Financial report
By: Stephanie Tibbetts
Assessments:
No income to report
Operating cost:
Amazon purchase for lap top \$426.93
Amazon purchase for scanner \$106.99
Quicken program purchase for lap top \$47.85
Amazon purchase for scanner case \$17.05
Reserves:
\$48,456.50

- V. Website: no new information to present
- VI. Old business:
John Tibbetts presents options and cost for purchase of signage to go around lake. He is offering to head up this project and will get an official cost of supplies and will install them at no cost. Judy Reynolds offers up Duane Smith to see if he would like to present additional offer for comparison.
Lake clean up project: Duane Smith not present to give update
Dam Access: Joe Wilburn is still very interested in the purchase of the property behind his restaurant and has verbally given an offer of \$3000.00 and will write up an official offer for our next meeting. Chuck Dagley has concerns that this area is one of 2 that gives access to the Dam. Joe Declares it is not his intention to restrict access to the Dam. Chuck is to get with Tara Tourville at Frick's Law firm for details.
- VII. New business:
Update on Sharpe management: There was a side meeting held on 02/11/2025 with the Leadership of Sharpe management and Chuck Dagley and Joe Wilburn for LLPOA. Joe Wilburn states his take away from the meeting was not that Sharpe management wants completely out but are concerned about their financial responsibility if there are major assessments. They have decided not to be present for our meetings and there for they will not be exercising their right to vote. It is the position of this board who are present to continue to engage with them and try to keep them involved as they are on the deed to the lake. They are one of the owners of this lake and it is our responsibility to try to keep them informed.
Chuck Dagley informs the group he has made a contact with the city council and is hoping to start communication with them about the silt issues, storm drainage issues that affect the lake.
Chuck Dagley informs the group that there may be an option to have a hybrid relationship with the attorney where we could pay some money up front and the rest be on contingent. This idea left open on the table for now.
Chuck also states he is getting together the lake levels as compared to the 2004 levels. this will help in getting the dredging estimates together for the attorney.
Stephanie Tibbetts updates the group on the upcoming appointment with a CPA at H&R Block Mr. Roland Cliffe on 02/27/2025 at 09:00 am and all board members are invited to attend if they choose. **Stephanie Tibbetts proposes to use Mr. Cliffe services for approximate cost of \$300.00. Chuck Dagley 2nds and all members present approve.**
- VIII. Next meeting:
Board meeting will be held on 03/10/2025 at 0100 pm at the Pond Restaurant
General meeting will be held at The Pond Restaurant on 03/24/2025 at 7:00 pm
- XI. Closing prayer by Judy Reynolds

Meeting adjourned at 2:15 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary
3/10/2025 Date