

Leisure Lake Property Owners Association
LLPOA
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Minutes of the Leisure Lake Property Owners Association General meeting of the LOA of Warner Robins Ga. Held at The Pond Restaurant in Warner Robins Ga. At 7 pm on 03/24/2025

- I. Call to order: At 07:01 pm By President Chuck Dagley
- II. Opening prayer by Judy Reynolds
- III. Roll call of officers at 7:03 pm

Present:

Chuck Dagley -President and representative of South Oaks Subdivision
Robert Johnson- Vice President and representative of Beaver Glen Subdivision
Stephanie Tibbetts- Secretary/treasurer and representative of Beaver Glen Subdivision
Duane Smith- Representative of Island Club Subdivision
Judy Reynolds- Representative of Island Club Subdivision
Lisa Thomas – Representative of Bay Side Subdivision
Joe Wilburn -Representative of The Pond Restaurant

Absent:

Dan Giammetta -Representative of The Patio Homes
Denise Parkerson – Representative of Sandpiper
Gabby Mancha – Representative of Castaways

Also present:

Lisa Collins - from Island Club
Christa Self - from Beaver Glen
Patty King – from Beaver Glen
Cecelia Reno- from Bayside
Donna Adams – from Beaver Glen/Bayside
Shannon Cortez – from Beaver Glen
Pat McFall – from Beaver Glen
Celeste Ricks – from Bayside
Sam Pantaleo- from Beaver Glen
Dan Vickers- from Beaver Glen
Scott Buckenham - from Island Club
Kent and Cindy Kurtz – From South Oaks
Buddy and Judy Miles – from Bayside
Viola Gombert - from Bayside
Erica Esser- From Beaver Glen
Ashley Harden – from Beaver Glen
Kevin and Teresa Colrum – from Beaver Glen

- IV. Website: Stephanie Tibbetts discussed the website updates, including how to access meeting minutes, how to participate in providing beautiful pictures from around the lake and how to find events and meeting times. She also instructed the group on how to

subscribe to the web page and, if desired, how to open the private page to access financial transparency documents, drone footages and other working documents.

V. Financial report

By: Stephanie Tibbetts instructs the group that the electronic documentation of the financial status of the LLPOA will begin on 11/18/2024 as this is when the treasurer was turned over to her. All other documentation is on paper.

Assessments: Starting Balance = \$49086.72
Dues received = \$600.00
Refund from
Perak Trading= \$379.00
Miguel Sanchez= -\$250.00
Peak Trading= -\$410.40
Miguel Sanchez= -\$350.00
Lap top purchase= -\$426.93
Scanner purchase= -\$106.99
Quicken= - \$47.85
Scanner Case= - \$17.05
Lap Top Case= -\$46.21
Miguel Sanchez= -\$350.00
H&R Block= -\$310.00
Ga. Corp Reg= -\$ 35.00
Smart Signs= - \$ 367.76

Operating cost: -\$1739.19

Reserves: \$47347.53

VI. Lake Clean up

Duane Smith discusses the progress of the lake clean-up program, highlighting the issues with trash accumulation in both lakes and the successful efforts led by Miguel Sanchez to clean up the areas. Identification of specific areas that require cleanup, including the bridge on Island Blvd, the spillway, the lower lake near Joe's Pond and Leisure Lake.

VII. Vultures

Efforts to control vultures using various tactics have been unsuccessful. The community is considering federal permits for lethal measures. Obtaining a federal permit to control vultures involves a \$150 fee and extensive documentation of damage and efforts. All members are encouraged to document your damage and share with the LLPOA. **Dumpsters at Castaways and Sandpiper contribute to the vulture problem. Attempts to control trash have failed due to resident behavior. The Representatives at the apartments are aware of the problem.**

VIII. Drone pictures and sediment discussion

- a) Sediment build up is severe, with islands forming. Construction and stormwater runoff are major contributors.
- b) Complaints have been filed with the city and Georgia EPD regarding sediment issues, with limited response.

- c) Garrett Martin provided an estimate for the sediment removal from the lakes, with costs starting at \$2.5 million. The process involves bagging and drying sediment for six months, which is costly. Access points and retaining wall locations need to be identified for accurate cost assessment
- d) The association is working with a contingency lawyer in Atlanta to address sediment issues legally. A hybrid retainer option is being considered to expedite the process, with potential cost between \$10 and \$20 thousand dollars. The association has sufficient funds to cover this without raising assessments.
- e) The city and county need to improve construction site management to prevent future sediment issues. This includes better silt fences and barriers. The association is pushing for accountability from the city for past damages, including a dam issue caused by a water line break.

IX. Closing prayer by Duane Smith

Meeting adjourned at 8:30 pm

Meeting minutes Approved by board members

Stephanie L. Betts Secretary
5/9/2025 Date