

Leisure Lake Property Owners Association
LLPOA
P.O. Box 10311
Warner Robins Ga 31095
leisurelakepropertyassociation@gmail.com

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 01/13/2025

- I. **Call to order:** By President Chuck Dagley at 1:05 pm
- II. **Opening prayer** held by Duane Smith
- III. **Roll call of officers and introductions made**
Present:
Chuck Dagley – Representative of South Oaks and President of LLPOA
Stephanie Tibbetts – Representative of Beaver Glen HOA, Treasurer and secretary of LLPOA
Cecelia Reno – From Bay Side HOA
Lisa Thomas – Representative from Bayside HOA
Gabby Mancha- Representative from Castaways Apts
Denise Smith – Representative from Sandpiper Apts
Robert Johnson – Vice President and Representative from Beaver Glen HOA
Joe Wilburn- Representative from The Pond Restaurant
Judy Reynolds – Representative from Island Club HOA
Duane Smith – Representative from Island Club HOA
Bill Cook- From Bayside

Absent:
Dan Giammetta- Representative from The Patio Homes
Also present:
Emily Alligood from Sharpe Management
Judy and Bill Miles from Bayside
- IV. Approval of last meeting minutes
Minutes from meeting held on 11/18/2024 read by Stephanie Tibbetts motion made for approval second by Lisa Thomas all members approve
- V. **Financial report**
By: Stephanie Tibbetts
Starting balance: 49,086.72
Assessments:
Deposit made from back dues on Britt Properties of \$600.00
Refund received from Perak Trading \$379.00
Operating cost:
Lake Cleaning project- Miguel Sanchez- \$250.00
Purchase from Perak Trading – 410.40
Lake Cleaning project Miguel Sanchez- \$350.00
Reserves:
49,055.32

Stephanie Tibbetts is requesting for a lap top to do every day LLPOA business for the purposes of ease of hand off and less work on her home computer. **Joe Wilburn Proposes amount of \$700.00 for purchase of lap top and scanner for the LLPOA. Chuck Dagley seconds and all members approve.**

VI. Old business:

Bylaws:

Stephanie Tibbetts presents the final draft of the bylaws and ask for a vote to proceed with approval. At this time Sandpiper and Castaways announce that Sharpe Management is asking to opt out of the LLPOA. Unable to determine if this is an option for them as they are 50% property owners for the lake. A zoom meeting is offered by Gabby Mancha for the CEO in charge. All discussions held on Bylaws per Chuck Dagley at this time until this can be resolved.

Website:

Stephanie Tibbetts reviews the website again to let every one know where to find information. She goes over issues with the electronic payment system. This will be easy to set up once we clear up the EIN number information. We will continue with old payment system until this can be resolved.

Lake Clean-up project:

Stephanie Tibbetts presents 2 quotes that have been obtained to clean up area behind The Pond Restaurant at the cul-de-sac of Leisure Lake Ct. Precision Construction is at \$3000.00 and Stones Aquatic is at \$12,500.00. Duane Smith would like to get one more quote before proceeding with this clean up.

Joe Wilburn would still like to purchase this area. Chuck Dagley is concerned with Dam access. The sale/purchase of this area is on hold until this information can be resolved.

Home owners still are concerned about the high numbers of vultures in the area.

Information shared with the group about trash and dumpsters owned by The Pond and Sandpiper apts attracting the birds. Chuck Dagley request an action plan to clean up these areas.

Sediment and soil sampling: Discussion on sediment issues in the lake, including the need for soil sampling to understand sediment layers and potential legal actions. The importance of documenting sediment history was emphasized.

Mayors Boat trip: The Mayors office has reached out and would like to continue with the plans of a boat tour of the lake. Discussion held to plan for the spring when the weather is better.

VII. New business:

Stephanie Tibbetts informs group that the bank account still reflects the old name 'Lower Leisure Lake Property Owners Association' A name change was made in August, but the IRS was not notified. It was discovered at this time that the LLPOA is an INC not an LLC, and needs to update it's EIN number to reflect correct information. The association has never filed taxes or notified the IRS of its non-profit status. It was initially set up as a for-profit company, leading to current issues. A new EIN number may be needed to resolve these issues.

Community Engagement: Emphasis on the importance of board members to communicate with their communities about the significance of attending general meetings and being informed about association matters.

Joe Wilburn has agreed to arrange a get together for Bob Day and Bob Dailey for appreciation for years of service

VIII. Next meeting:

General meeting will be held March 24, 2025 7 pm at The Pond Restaurant

Board meeting will be held February 17, 2025 1 pm

Meeting adjourned at 2:15 pm

Meeting minutes Approved by board members

Stephanie Tibbitts Secretary

2/17/2025 Date



501 Leisure Lake Dr. | Warner Robins, GA | 31088
P: 478-929-2761 | E: Castawaysmgr@sharpmgt.com
W: www.Castawaysga.com

Re: Board Member Fill in

January 13, 2025

To Whom It May Concern:

I am a board member with the LLPOA for Castaways at Hidden Harbor. Our board meeting January 13th will most likely be the last meeting I attend for a few months due to stepping out on maternity leave. My regional manager Emily Alligood will be my fill in going forward, she will attend the meetings and be able to vote on Castaways behalf.

If you have any questions, please let me know. Thank you!

Warmest Regard,

A handwritten signature in black ink, appearing to read "Gabrielle Mancha". The signature is fluid and cursive, with the first name "Gabrielle" being more prominent than the last name "Mancha".

Gabrielle Mancha
Community Manager

CC: FILE



QUOTE

Precision Construction & Clearing

Veteran Owned & Operated, Licensed & Insured

INVOICE # _____
DATE: DEC-30-2024

EXPIRATION DATE Jan-31-2025

Rick Usinger
103 Bowstead Ct. Bonaire, GA 31005
478-365-9640
PrecisionCandC@icloud.com

TO Stephanie Tibbetts
Leisure Lake Property Owners Association
+1 (478) 394-2803

JOB	PAYMENT TERMS	DUE DATE
Water area Next to the Pond restaurant	Full amount due upon completion	Jan 15

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	With excavator, clean out the shallow waters of the lake area instructed by Stephanie Tibbetts, slight dredging of area to assist in vegetation to not return. All materials will be removed from area via dump trailer and disposed of at landfill		\$3,000
	We carry a commercial liability and work comp insurance. We perform cleanup, grading, tree work for all the main local builders (Wingate, Driggers, trinity, Lennar, Homes by Jeff, Kitchens, etc), they will all give myself a excellent feed back		

**Stone's Aquatic Weed & Algae
Removal, LLC**

P O Box 4465

Valdosta, GA 31604 US

+12294154030

paige.stonespondcleaning@yahoo.com



Estimate

ADDRESS

Stephanie Tiebettes

Leisure Lake Property Owners

2407 Moody Rd

Warner Robins, GA

ESTIMATE 8370
DATE 01/09/2025
EXPIRATION DATE 02/14/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Floating Excavator	use of floating excavator to remove sediment and debris from waterway	2	2,700.00	5,400.00
		**Amount due will NOT change if work is completed early. If additional days are required, there will be additional fees, however this will be discussed prior to the completion of the work.			
	Excavator Work	Use of mini excavator to move debris from the shoreline to dump trailer for haul off	2	1,000.00	2,000.00
	Dump Trailer	use of dump trailer for haul off	2	500.00	1,000.00
	Haul Off	dumping/tipping fees, including drive time to and from dump site	6	350.00	2,100.00
	Mobilization Fee	Mobilization of crew and equipment	1	2,000.00	2,000.00

Thank you for your business. Payments can be made by an online bank transfer or by mailing in a check to Stone's Aquatic at PO Box 4465 Valdosta, GA 31604. We require a nonrefundable deposit of 30% (\$3,750) to be paid up front before services can be scheduled, with the remaining balance due at completion.

TOTAL

\$12,500.00

The number of days to complete the above listed services is estimation of days required. Depending on a variety of factors, additional days may be required to complete your service in full. Customers will be responsible for the cost of any additional days of service. Additional days of service will be discussed with customer prior to performing the additional days. Factors that can cause the need for additional days include, but are not limited to, water depth, unseen obstacles under the water, and/or

Quotes expire 30 days from the date given. Stone's Aquatic is NOT responsible for damage to unforeseen utilities, structures, conflicts, etc. Depth, stumps, unforeseen conditions can slow or dictate outcome, Stone's Aquatic will remove as much material as the equipment and/or site conditions will allow. Following all permit restrictions and guidelines, as well.