

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 1:00 pm on 04/06/2026

- I. Call to order: 1:00 pm
- II. Opening Prayer - Duane Smith
- III. Roll call of officers at 1;01 pm
Present:
Chuck Dagley - President and Representative of South Oaks
Joe Wilburn - Vice President and Representative of The Pond Restaurant
Stephanie Tibbetts - Secretary/Treasurer and representative of Beaver Glen Subdivision
Lisa Thomas - Representative of Bayside Subdivision
Jerry Allen - Representative of The Patio Homes
Duane Smith - Representative of Island Club
Jon Parsons - Representative of Beaver Glen Subdivision

Absent:
Judy Reynolds - Representative of Island Club
Representatives from Sandpiper and Castaways.

New Representatives have been voted in from Beaver Glen Subdivision Stephanie Tibbetts and Jon Parsons. Chuck Dagley makes a motion to approve new members and Joe Wilburn seconds the motion. All members approve.

- IV. Approval of last meeting minutes: Stephanie Tibbetts Presents the minutes from Board meeting held on 02/23/2026. **Chuck Dagley makes a motion to approve minutes Lisa Thomas seconds and all members approve.**

- V. Financial report
By: Stephanie Tibbetts
Beginning Balance- \$38,598.18
Thrift law -\$5000.00
IBALZ Marketing -\$1083.77
Go Daddy Domain -\$647.79
Miguel Sanchez -\$350.00
Nicholas Joyce -\$200.00
Dues received -\$275.25
Nicholas Joyce -\$200.00
Ending Balance -\$31,391.87

- VI. Website update: Stephanie Tibbetts reports only a few new community pictures have been uploaded. Also, all reports from taxes and minutes have been uploaded for you to review.

VII. Lake Clean up: Miguel has only been around 1 time this year as we have not had any storms large enough to bring in trash. A few home/property owners have reported they have pulled trash out voluntarily. The plan for now is to spray the rip-rap hopefully to avoid the cost of cutting it back this year. While discussing the trash it is noted that behind Sandpiper's fence by the boat ramp their tenants have been throwing bulk trash behind the fence (there is a commode) that is encroaching on the lake. Chuck Dagley states he will make a call to report this to Jimmy Autry with Flint (Georgia Power) so it can be cleaned up.

VIII. Old Business:

a. **Joes purchase of property:** Joe Wilburn reports the paper work for this purchase is at the court house and it usually has a 2-3 week turn around.

b. **Sediment update:** Chuck reports there is nothing new to report on the sediment issues, however he reports that there is an issue with dredging the lake at the South Oak and Bayside area because each property has the deed to the land under the water which may cause issues with permission to dredge each property. He suggests possibly asking each member to deed back that portion of the lake back to the LLPOA. He will follow up with Thrift Law to see how to proceed. If this cant happen, then a process of obtaining permission from each home owner would be the next step.

c. **Boat decals:** Stephanie Tibbetts presents the boat decals and reports the cost to the LLPOA is \$13.54. **She proposes a deferred cost to charge \$15.00 for a matching pair one for each side of the vessel. Jerry seconds and all members agree.** A registry will be kept and updated on a regular basis and distributed to all representatives as needed. Stephanie will create and send out a flyer to assist in each representative to notify their members. As a foot note Stephanie Tibbetts reports the LLPOA covenants section 5 states "Members of the association and said boats must be registered with the association"

d. **Discussion of non-paying members:** One of the 10 members who have a lien on their property has paid and the lien will be removed.

e. **Weather monitoring:** Jerry Allen is assisting with monitoring the weather and there is nothing new to report

f. **Covenants:** Stephanie Tibbetts reports the team is making progress and next meeting is in April. In this meeting we hope to incorporate the template to better organize them We plan to have something to present to the group in the next 2 months.

g. **Follow up with board of realtors:** Chuck Dagley reports he has spoken with "Renee" and the Board of Realtors wants to make sure they are able to document each property accurately. This will be an ongoing process to follow up on.

h. **Retaining Law firm:** The LLPOA has retained Thrift Law out of Atlanta Ga. A Mr. Sam Buckland has taken our cases. The cost will be \$350.00 an hour which is at a discounted rate. We have put down a \$5000.00 dollar deposit. The plan is for him to assist us with nonpaying members, liens, and governing documents at this point.

i. **Weed control:** This is still an ongoing process; we are working with Aquatic works and more information to come. When a date is defined, we will give members a 2 week notice and have signage to warn people of lake maintenance.

IX. New business:

a. **boat ramp:** A discussion is held regarding boat ramps for the community. Jerry Allen reports he was able to put in his pontoon boat with no trouble at the castaway's ramp on Leisure Lake Road. Jon Parsons reports there is an old boat ramp at the dam easement that is buried under debris that could be explored.

b. **signage:** Stephanie Tibbetts reports she can order signage for lake maintenance and boat registration prior to next meeting and will report back to the group the cost.

c. Duane Smith poses a question to the group regarding a tree that has fallen on to the sandbar. Discussion is weather the lake is responsible to remove the tree or the property owner. Chuck Dagley states that the tree originated from the property owner and fell onto the sandbar then it is the property owner's responsibility, but if the tree grew from the lake (out of the water) then it would be the lake association. Duane Smith to follow up and get back with the group.

- X. Next meeting:
June 1st 2026 1 pm at the Pond Restaurant

Meeting adjourned at 2pm

Meeting minutes Approved by board members

Stephanie Tibbitts Secretary
6/1/2026 Date