

Leisure Lake Property Owners Association  
LLLPOA  
P.O. Box 10311  
Warner Robins Ga 31095  
[leisurelakepropertyassociation@gmail.com](mailto:leisurelakepropertyassociation@gmail.com)

Minutes of the Leisure Lake Property Owners Association (General Meeting) of the LOA of Warner Robins Ga. Held at Beaver Glen Club House in Warner Robins Ga. At 6 pm on November 6<sup>th</sup> 2023

- I. Call to order:  
By President Bob Day
- II. Roll call of officers at 6 pm  
Present:  
Bob Day President  
Bob Dailey Treasure  
Stephanie Tibbetts Secretary  
Judy Reynolds Board member  
Duane R. Smith Board member  
Tim Ham Board member  
Joe Wilburn Board member  
  
Absent:  
Dan Giammetta Board member  
Also present:  
Donna Adams Property owner  
Lisa Collins Property owner  
Scott Buckingham Property Owner  
Robert Johnson Property Owner  
John Tibbetts Property owner
- III. Approval of last meeting minutes  
Minutes of meeting held on September 18<sup>th</sup> were read and approved by the Board on Monday October 30<sup>th</sup>
- IV. Secretary report:  
By: Stephanie Tibbetts  
Minutes from September 18<sup>th</sup> passed out to general member as they have already been approved by the Board  
Currently a meeting is scheduled with the Frick's law firm to begin lien process of delinquent property owners. We will also begin the process of the name change. The Board voted on the name to be changed to leisure "**Leisure Lake Property Owners Association**" on October 30<sup>th</sup> 2023. We have received several emails from Members in the patio homes regarding the side walks and sea walls. I have sent a copy of the covenants and by laws which explain that the LOA is not responsible for sidewalks and sea walls. A list of members who are up to date with dues and members who are not are provided at this meeting for any one who wants to review this. A previous meeting with the Attorney was Canceled by Tara and is pending

reschedule. It has been decided that several small meetings will be more efficient than one large one. Further dates pending.

V. Financial report

By: Bob Dailey Treasurer

Assessments: we have received \$12,050.00 so far in dues for this year

Operating cost:

Reserves: we have in reserves \$23,250.00

Delinquencies:

Stephanie Tibbetts reports there are still 14 patio homes and one vacant property owner who have not paid dues totally \$1900.00 dollars due at this time

Lien on properties: Pending

VI. Managers' report: Pending

VII. Unfinished business:

Bob Day reports no new information from David Moore so far regarding the deed to the rest of the Lower Dam

Bob Daily report that 3 contractors have looked at the lower dam only 1 has returned a quote of \$165,000.00 so far. Pictures and quote have been provided at this meeting for anyone to look at.

Bob Day encourages members to go back to their respective HOA and discuss if they are willing to fund these projects.

Joe Wilburn encourages anyone who wants to tour the dam to contact him

VIII. New business:

Tim Ham has agreed to assist with the revision of the Covenants and by laws and this will be the next meeting pending with Frick's law firm.

IX. Open discussion for the room:

Duane R. Smith Board member discuss following up with the mayor after a previous meeting where he and others discussed to silt problem. Joe Wilburn volunteers to help with this.

Robert Johnson Property owner volunteers to become a board member and head up the government committee after the departure of Andy.

X. Next meeting:

Board meeting scheduled for December 11<sup>th</sup> at 12 noon at the Pond

General meeting February 12<sup>th</sup> at 6 pm at the Beaver Glen Club House

Meeting adjourned at (7 pm)

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary

12/11/23 Date