

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 08/19/2024

- I. Call to order: 1:04 pm by President Bob Day
- II. Opening Prayer held by Judy Reynolds
- III. Roll call of officers at 1:06 pm
Present:
Joe Wilburn Representing the Pond Restaurant
Chuck Dagley Representing South Oak
Bill Cook- Volunteer to the lake association
Bob Daily- Treasurer representing Beaver Glen
Bob Day-President representing Beaver Glen
Judy Reynolds Representing Island club
Stephanie Tibbetts - Secretary
Duane Smith (late arrival) Representing Island club

Absent:
Robert Johnston Representing Beaver Glen
Tim Ham representing Beaver Glen
Chad Langston representing South oak
Dan Giammetta representing The Patio Homes

Also present:
Lisa Thomas (new) representing Bay side
Cecelia Reno (new) representing Bay side
Denise Parkerson (new) Representing Sandpiper apts
Gabby Mancha (new)Representing Castaway apts

After Introductions Bob Day gives a brief history of the LOA to update the new members present today.

- IV. Approval of last meeting minutes:
Read By Stephanie Tibbetts Joe Wilburn makes a motion to approve and Bob Day seconds all members approve.
- V. Treasure Report report by Bob Dailey
Starting Balance: \$24,734.48
Expenses:
S. Tibbetts (office supplies) = \$253.28
Nicholas Joyce (cleaning up rip rap upper dam) = \$350.00
Ronald McElmurray (clean up lake and upper dam) = \$250.00
Total Expenses= \$853.28

Deposits from 2024 annual Dues: \$775.00

Reserves: \$24,656.20

Delinquencies: all dues are expected by September 30th 2024

VI. Financial report:

Joe Wilburn updates the group on the building of the spread sheet. He proposes to have someone help in the building of a future projection of expenses to reflect the needs of the LOA up to 30 years. Chuck Dagley offers to assist in the building of the spread sheet. Bob Day states our biggest problem with building the projected cost is getting the contractor estimates.

VII. Silt and sedimentation report:

Chuck Dagley offers information on three problem areas around the lake. The lower lake is from a ditch run off near Flint Electric and runs down to the lower lake. He is asking to move forward with drone footage and has a professional person who can do this for \$600.00 - \$1000.00 dollars. Chuck states he feels we have enough documentation to attract an attorney to proceed with a civil action.

Bob Day proposes to move forward with the drone footage cost for up to \$1000.00 if needed. Stephanie 2nds and all members approve.

VIII. Succession Plan:

IX. Unfinished business:

The mayors visit: Chad has put together a slide show for the after tour. The boat tour will be for 30 min starting at 09:00 am followed by the meeting at the pond to start around 10:00 am Both the representatives from the apartments Denise Parkerson and Gabi Mancha state they will be unable to attend the meeting at the Pond. The boat tour list will be Bill Cook – Captain, Chuck Dagley, and Duane Smith.

No new information to offer on dam contractors, Dan Giammetta is not here.

Wildlife issues: The buzzards have moved down from the island club picnic area to the lower lake and Beaver Glen. Duane Smith reports that during the times he has been to that part of the lake he has only seen ducks but will continue to monitor.

Bob Day is to get with Tim Ham about the covenants and bylaws process and will get back to the board with a plan.

Stephanie Tibbetts gives another update on the progression of the web site and gives an instruction on the page.

Duane Smith gives an update on the lake clean up process.

Both sides of the upper dam rip rap have been cleared. As well as 5 areas discussed on previous meetings. Chuck Dagley speaks on possible adding parts of South oak to this list.

Bob Day speaks on the succession plan for December. He and Bob Dailey will be exiting. He goes over what the job duties are for the President which include 1) Establishes an agenda for the meetings. 2) Works with people to make sure task are being accomplished. 3) delegate duties. 4) Keep up with contacts.

X. New business:

Bob Day does introductions since today there are new people at the table, and gives a brief history on the LOA.

Bob Day reports that currently the voting members of the LOA are The Pond, Island club, Beaver Glen and the Apartments. New members present are Bayside and South Oaks.

Chuck Dagley report that South Oak subdivision is trying to start back up and he will keep us posted. Bob Day goes over what the current by laws state and who are voting members at this time.

Bob Day makes a motion for South Oaks and Bay Side to be voted in as voting members with 1 vote each. Bob Dailey 2nds and all members approve. Chuck Dagley representative for South Oaks and Lisa Thomas representative from Bayside both accept.

Discussion held about stocking the lake with fish. The general feeling of the discussion is that now would not be a good time to do this with the silt issues and the upcoming plan to lower the lakes for the fall. This plan tabled for a later date.

Duane Smith speaks about a concern a homeowner has about the cost of flood insurance for our members. His suggestion is to encourage our homeowners to research FEMA to inform them that we have a way to control the lake levels and maybe they will lower the rates in our area.

Bob Day proposes to lower the lakes in the fall or moving into winter to give people a chance to do repairs. The date for this is still pending.

Bob Day begins a discussion of whether filing federal taxes are needed for this organization. Information presented to the board and decision will be tabled for next meeting while the board reviews this information.

Gabi Mancha asked a question about what happens if someone including the apts do not pay dues. Stephanie Tibbets speaks on this. We have been told by one attorney that we can't file a lien on properties but this will be explored by getting a 2nd opinion. For now, we are able to restrict anyone who is a member but delinquent in dues from enjoying the benefits of the lake such as fishing, boating, kayaking, swimming etc. and this will be enforced by calling the police and having the person trespassed.

- XI. Next meeting:
 - Board meeting September 23rd 2024 1 pm at the Pond
 - General meeting September 30th 2024 at the Pond.
 - Mayor visit September 18th 2024 Lake 09:00 am and the Pond 10:00 am
- XII. Closing prayer offered by Judy Reynolds

Meeting adjourned at 2:45 pm

Stephanie Tibbets Secretary
9/24/2024 Date