

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 03/10/2025

- I. Call to order: By Vice President Robert Johnson
- II. Opening prayer held by Dan Giammetta
- III. Roll call of officers at 01:02 pm

Present:

Robert Johnson VP, Representative from Beaver Glen
Stephanie Tibbetts Secretary /Treasurer, Representative from Beaver Glen
Dan Giammetta Representative from Patio Homes
Duane Smith Representative from Island Club
Judy Reynolds Representative from Island Club
Lisa Thomas Representative from Bayside
Bill Cook volunteer from Bayside

Absent:

Joe Wilburn representative from The Pond
Chuck Dagley Representative from South Oaks, but available electronically
Denise Parkerson – Representative from Sandpiper
Gabby Mancha – Representative from Castaways

Also present:

- IV. Approval of last meeting minutes: **Presented by Stephanie Tibbetts Motion made by Judy Reynolds for approval and 2nd by Dan Giammetta all members approve**

- V. Financial report

By: Stephanie Tibbetts

Assessments: none

Starting balance: \$48,410.29

Operating cost:

Office Depot- \$46.21

Lake Clean up Miguel Sanchez -\$350.00

H&R Block- 310.00

Ga Corp Registration – \$35.00

Reserves: +\$ 47,715.29

Stephanie Tibbetts gives an update on the Quicken program, the income and expense reports created for the pass 3 years and the tax report filed by H&R block. This information can be found on the private page of our website.

All members informed that at this time Leisure Lake Property Association is an INC for profit organization. If non-profit status is something the board wants to consider at a later date this can be discussed.

VI. Old business:

Duane Smith gives an update on Lake clean up project, Miguel Sanchez is working as we contracted to pick up trash and this is going well. However, the area behind the Pond Restaurant continues to be of concern. Duane states he will look into our options for cleaning as we have not come to a decision about contracting a company to provide this service for us yet.

Duane Smith would like to further address the buzzard situation and he would like to pursue getting a permit for removing the birds if it comes to that. He is not requesting money for this at this time.

Chuck Dagley gives an update on lake dredge estimate is being worked on by Garrett Martin. Chuck states he has emailed our attorney asking about a hybrid retainer option to push us high on her priority list and is waiting on her reply.

Chuck states he has reached out to Frick's law firm to discuss if Sharpe management can pull out of the association since they are on the property deed, waiting on a reply.

Chuck also states there is no new update at this time on the lower dam repair.

Chuck states Purchase offer of property near the pond on hold at this time as we research easement requirements to lower dam.

Stephanie Tibbetts gives update on sign project and presents bid from John Tibbetts for purchase of supplies. There will be no installation cost as he has offered to do this at no cost.

Stephanie Tibbetts proposes a \$700.00 budget for sign project to get this started. There may be future cost as we add more signage and think about repair/replacement cost over time. Duane Smith 2nds and all members approve this budget.

Stephanie Tibbetts proposes new changes to the bylaws and is asking for everyone's input. We will remove the LLC from the title as we are an INC. We will decrease our Quorum to 5. This will be updated and reviewed on our next meeting.

VII. New business:

Stephanie Tibbetts states she will get together with Chuck Dagley and put together an agenda for the General meeting. If anyone has anything they would like to add please let her know.

VIII. Next meeting:

Will be held at The Pond Restaurant on May 5th, 2025 at 1 pm

IX. Closing prayer offered by Judy Reynolds

Meeting adjourned at 2:15 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary
5/9/2025 Date