

Leisure Lake Property Owners Association  
LLLPOA  
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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 12:00 on 01/29/2024

- I. Call to order:  
By President Bob Day
- II. Roll call of officers at 12:06  
Present:  
Bob Day President/board member  
Bob Dailey Treasure/ board member  
Stephanie Tibbetts Secretary/ board member  
Judy Reynolds committee member  
Duane R. Smith Board member  
Tim Ham committee member  
Joe Wilburn Board member  
Dan Giammetta Board member  
Robert Johnson committee member  
  
Absent:  
Also present:  
Mike Rodgers an advisor to the Board
- III. Approval of last meeting minutes:  
Approval of minutes from meeting held on 12/11/2023 read and motion to approve obtained by Bob Day and 2<sup>nd</sup> by Dan Giammetta all members voted to approve.
- IV. Financial report  
By: Bob Dailey  
Assessments:  
No incoming funds to report  
Operating cost:  
12/15/2023 Fricks Law firm for evaluation of liens on delinquent properties: \$426.25  
01/05/2024 Repay Joe Wilburn for internet purchase of website design: \$61.26  
01/01/2024 use of visa card to pay State of Ga. Co-Operations Registration: \$30.00  
01/01/2024 Repay Joe Wilburn for internet purchase of website design: \$119.88  
Total expenses: \$637.39  
Reserves:  
\$22,188.27  
Delinquencies:  
We continue to have 11 patio homes in default with a total of \$1400.00

Lien on properties:

This continues to be evaluated at this time

V. Managers' report:

Dan Giammetta has brought in an advisor to the group Mike Rodgers to update us on the needed repairs to the lower dam. Mike gives his opinion on the issues of the dam after monitoring water flow and silt issues. He gives his opinion that a high flow suction pipe in conjunction with electric gates to help relive pressure on the dam during heavy rains. President Bob Day delegates Dan Giammetta to develop a program for dam restoration and bring back to the board the plan and cost for a vote.

VI. Old business:

Stephanie reports the website design is still in progress. We need to continue to collect positive, beautiful pictures of our lake for the web site. Discussion held on whether to forgo the Facebook site and just keep the web site for now. Stephanie proposes for the Facebook site development to be tabled for now to decide if this organization needs that. Vote held Dan Giammetta made a motion to approve and Robert Johnson 2<sup>nd</sup>, all members in favor.

Stephanie gives update on Legal issues pending:

There are currently 11/28 patio homes delinquent in paying dues. According to the last correspondence with Tara she has indicated that we do not have enough documentation at this time to support placing liens on these properties. We will be meeting with her on 01/30/2024 to further discuss this issue. Dan Giammetta agrees to go back to his community and ask again if they would be willing to form an HOA and be a part of our team.

Stephanie and Bob Day discuss the lien that has been placed on our lake due to a property we believed we do not own has come back that it is owned by the LOA. Bob Day states that we now need to all agree that we own it and move forward. Bob wants to again speak with Tara on this matter so this will be done on 01/30/2024 and a decision will be made on our next meeting.

Tim Ham gives an update on the progress of the rewriting of the covenants and by laws. He has developed a list of questions for Tara for tomorrow's meeting. He has also sent out an email of a draft of the covenants and by laws. He would like everyone to read and give feedback.

Tim also discusses questions on who is a voting member and when votes are to be held. We currently have a working board and meet regularly and we have a general meeting to keep all members informed. Decisions on voting members to be further explored.

VII. New business:

No new information on the Silt issue

Joe Wilburn exploring the need for possible liability insurance and has been talking with McNeil insurance company.

Duane has agreed to evaluate the cost of cleaning the trash out of the lake and bring the information back to the board.

Tim and Joe are working on signage around the lake and will bring back a cost evaluation to the board.

Bob Day has asked Rhonda Carpenter an accountant to plan to do a fanatical audit.

Bob Day proposes we start a nominating committee as to be ready for voting in May. Vote held Dan makes motion to approve and Robert 2nds motion, all member approve.

Stephanie passes out information on what this group has actually accomplished since August 2023. It is hard to see the big picture when so many things are going on but we have made accomplishments and this is what I would like to bring to the general meeting in Feb, 2024.

- In July 2023 a decision was made to reorganize and meet more frequently
- We elected board members and started meeting a regular basis
- Started keeping official meeting minutes
- We now have board meetings and general meetings
- New fees/dues scheduled and mailed out and a lien process set up for delinquent members (still in progress)
- Issues around the lake formally identified
- New ways to communicate with members discussed and in the process of development i.e., Facebook page and web site development. We also have an official email address where members can reach out at any time for questions.  
[leisurelakepropertyassociation@gmail.com](mailto:leisurelakepropertyassociation@gmail.com)
- Documents collected over the years are now set up and available for everyone to review.
- Regular meetings with Fricks law firm are under way.
- Name of our lake association has been changed to include upper and lower members. We are now called **Leisure Lake Property Owners Association**
- We have increased our reserves from under \$5000.00 to over \$22,000.00. Which better helps us to address the lake issues.

VIII. Next meeting:

General meeting to be held a Beaver Glen club house on Feb 12<sup>th</sup> 6pm

Next Board meeting to be held at The Pond on March 11 at 12:00 noon

Meeting adjourned at 1:42 pm

Meeting minutes Approved by board members

Stephanie Albets Secretary  
3/11/2024 Date