

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

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 03/11/2024

- I. Call to order:  
By President Bob Day
- II. Roll call of officers at 12:05  
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:
- III. Approval of last meeting minutes Approval of minutes from meeting held on 01/29/2024 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: expenses paid from Dec 11, 2023 to March 2024  
  
Starting balance December 11,2023= \$22,825.66  
12/15/23 -Frick's Law firm (file liens) – \$426.25  
1/5/24 – repay Joe Wilburn (building web site) -\$61.26  
1/20/24 – Annual Co-Operations Registration to State of Ga. -\$ 30.00  
1/28/24- Repay Joe Wilburn (web site design/warranty) - \$119.88  
1/30/24- Frick's Law Firm (legal consultation) -\$100.00  
Total expenses = \$737.39  
  
Reserves: \$22088.27

**Delinquencies:**

We continue to have 11 patio homes in default with a total of \$1400.00

**Lien on properties:**

This continues to be under investigation for recovery of funds

**V. Managers' report:**

Bob Day reports he has reached out to the managers of Sand piper and Castaways apts and an invitation has been given for them to attend our meetings regular emails will be sent out to inform them of our meetings and it is our hope they will participate.

Stephanie Tibbetts goes over minutes from 01/29/24 and corrections advised and will be applied. Minutes approved with advised corrections, Bob Dailey motions and Duane seconds the motion all members approve.

Joe Wilburn explains the cost /expenses needed for the web site. Cost reviewed and board decides to reimburse Joe. Bob Dailey motions and Bob Day seconds the motion all members approve. Everything has been transferred from Joes account to the LOA. Login and password information gone over in this meeting. Due to privacy concerns not listed in these minutes. If anyone needs this information contact Stephanie Tibbetts for review.

**VI. Unfinished business:**

Stephanie Tibbetts to follow up on lien reimbursement from Frick's law firm.

There are no new updates on the web page. Stephanie to follow up with Jonathan this month.

Tim Ham states he just has a few more questions for Frick's law firm on the covenants and by laws then he will be ready. He needs to define memberships, as pertaining to Bayside and South Oaks and explore a commitment document.

Bob Johnson has no new information on silt.

Dan Giammetta states he is still trying to get "Mike" to do the work on the spillways and will try to come up with a cost and plan by next meeting.

Joe Wilburn is still exploring insurance companies possibly with McNeal or State farm.

Duane Smith has worked up a clean up plan for the lake (see hand out attached) and contract pending with String bean land scaping pending. Joe Wilburn makes a motion to go forward with this plan and Dan Giammetta seconds all members approve.

Duane Smith updates board on communication with the mayor's office and states it seems the city council is not willing to help us. This issue is ongoing.

Bob Day states the financial audit still pending.

Stephanie Tibbetts states the lien on the lake is still an issue and she would like a vote on a resolution. She proposes to pay this lien and then decide what to do about this property in the future. Bob Daily motions to pay it off and Joe Wilburn seconds the motion all members approve.

**VII. New business:**

Legal concerns: According to Tara at Frick's Law firm this is a volunteer association. We are only allowed to bill HOAs our covenants do not cover billing or holding individual entities accountable. Joe Wilburn proposes a new document to get the patio homes involved. Bob Day expresses concerns about if Frick's law firm is doing enough for us.

Joe Wilburn proposes:

New committee formed to explore another attorney for a second opinion. Robert Johnson, Joe Wilburn and Dan Giammetta will head up this committee to create a structured document to include all entities on the lake.

Bob Day motions to approve proposal and Dan Giammetta seconds all members approve.

Bob Johnson will form a letter to send to the patio homes to entice their involvement.

Stephanie Tibbetts will form a "News Letter" to send all lake front owners to keep them informed.

VIII. Next meeting:

Board meeting to be held at the Pond on 04/22/24

Next general meeting to be held at Beaver Glen club house 05/21/24

Meeting adjourned at 2:31

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary

4/21/24 Date

# PROPOSAL FOR ROUTINE CLEANUP OF ACCUMULATED TRASH IN PROBLEMATIC LAKESHORE AREAS

**FREQUENCY OF RAIN:** In Warner Robins, during the entire year, the rain falls for 166.4 days and collects 34 to 50 inches of precipitation. This breaks down to roughly three days of every week (on average) that we may expect rainfall. More relevant to our purposes, is the fact that the number of thunderstorm days per year is around 55 in our area. As these storms typically last for a three day period, we can anticipate approximately 18 thunderstorms per year. Of these, one out of three will produce heavy precipitation.

**THE RESULT:** WE SHOULD BE PREPARED FOR A TOTAL OF SIX (6) STORMS PER YEAR WHERE THE NATIONAL WEATHER SERVICE ISSUES FLOOD WATCHES OR WARNINGS.

**THE BOTTOM LINE:** THAT EQUATES TO AN AVERAGE OF SIX TIMES PER YEAR WE CAN ANTICIPATE A SIGNIFICANT AMOUNT OF TRASH, DEBRIS & FALLEN TREE BRANCHES / LIMBS ACCUMULATING AT SPECIFIC PROBLEM AREAS ALONG OUR LAKESHORE.

**IDENTIFICATION OF AREAS:** Bob Dailey took Duane Smith on a guided tour of the particular areas in question. They are identified as follows (see also attached maps):

- #1) Leisure Lake Upper Dam (Spillway) (End of Island Blvd at cul-de-sac / picnic area)
- #2) Bridge (Emergency Overflow Exit) (Intersection of Leisure Lake Drive & Island Blvd)
- #3) Lower Lake (Spillway) (Off of Moody Road, adjacent to POND restaurant)
- #4) Pond Restaurant (Stagnant Inlet) (POND's outdoor patio overlooks this area)

**PROPOSAL FOR ROUTINE CONTRACTOR CLEANUP:** Duane Smith secured a contract (pending LLPOA Board approval) with **String Bean Landscapes, LLC** from Bonaire, GA, to perform cleanup of these problematic areas. The owner, Cody, along with his assistant Clay, was given a briefing of the job requirements, the respective locations, and tools needed. Recognizing that – on any given occasion – some of the areas designated for cleanup (#1 through #4) may have an abundance of accumulated debris, while one or two of the other areas may have considerably less, we negotiated an all-encompassing deal as follows:

**COST:** A flat fee of \$200 for “all the areas that need to be cleaned.”

## DECISIONS FOR DISCUSSION & VOTING BY LLPOA BOARD

**\* CONTRACTOR APPROVAL:** Do we want to hire STRINGBEAN LANDSCAPING for the cleanup?  
The deal we brokered seems very reasonable.

**\* FREQUENCY OF CLEANUP:** There are two options from which to choose:

**1) BIMONTHLY ROUTINE SCHEDULE:** Every two months our contractor would service the areas, as needed.  
This would cost \$1,200 annually.

The **advantages** of this option would be:

- a) An automatic servicing schedule – not requiring conversations between Associations, and negating the need to contact the Contractor.
- b) Particular areas would not be neglected for extended periods of time – again, saving the LLPOA from the bother of contacting other parties – or vice versa.
- c) The regularity of major storm systems and resultant quasi-flooding (approximately six times a year) is in line with the timetable for scheduled cleanup.

The **disadvantages** of this option would be:

- a) Cleanups when they are not actually needed – at a \$200 cost to us, nevertheless.
- b) In the event a major storm hit immediately AFTER a routine maintenance, the lake waters would suffer neglect for weeks of unsightly debris removal.
- c) In the scenario that there were only, say, four significant storms that year – requiring just four cleanups – the LLPOA would have unnecessarily spent \$400 for little to no productivity on two jobs.

**2) AS NEEDED BASIS:** This would be an arrangement whereby we contact our Contractor on a "WILL CALL" basis – obviously after a major storm system deposits significant debris at some (or all) of the areas.

The **advantage** of this option would be a possible (probable?) monetary savings.

The **disadvantage** of this option requires communication between various Associations and vendor, possible delays in recognizing certain areas in need of servicing, and having to contact our Contractor for the job.

**\* ENTITIES RESPONSIBLE FOR PAYING CONTRACTOR INVOICE:** As these four areas designated for cleanup technically fall under the umbrella of the LLPOA, they nonetheless adjoin the properties of other HOAs as well as a privately owned business. So who pays?

**OPTION 1) LLPOA PAYS FULL AMOUNT (\$200) PER CLEANUP OF THE FOUR AREAS**

**OPTION 2) BEAVER GLEN PAYS A PORTION, ISLAND CLUB PAYS A PORTION, & POND PAYS A PORTION**

**OPTION 3) DETERMINATION IS MADE ON A CASE-BY-CASE BASIS:** For example: If the Bridge (Area #2) and the Upper Dam (Area #1) are clean, but Contractor is called for Lower Lake (Area #3) & POND (Area #4), the Island Club would have no financial responsibility to share in the cost on that occasion.



Robert Dailey manages the inspection of the upper lake spill way and CWR taxes (which are up to date)  
Duane Smith has developed a program for Lake Cleanup at regular intervals it has been implemented;  
contract secured with Stringbean Land Scaping.

The Name of the Association has been officially changed from Lower Leisure Lake Property Association to  
Leisure Lake Property Owners Associations to better include both lakes and its members.

Joe Wilburn is heading up finding an insurance company to cover our needs this is still pending.

As of march 2024, the voting members include:

- Beaver Glen 2 votes (representatives are Robert Day and Robert Dailey)
- Island club 1 vote (representative is Duane Smith)
- Patio Homes 1 vote (representative is Dan Giammetta)
- The Pond Restaurant 1 vote (representative is Joe Wilburn)

As of March 2024, we have developed a web site and it is in progress of completion:

[www.leisurelakewarnerrobins.com](http://www.leisurelakewarnerrobins.com)

As of August 2023, we have had an email address so you can communicate with any of the board  
members:

[leisurelakepropertyassociation@gmail.com](mailto:leisurelakepropertyassociation@gmail.com)

Since August of 2023 we have increased our revenue from just under \$5000.00 to over \$22,000.00 and  
are beginning to have operational capital to get started/complete projects.

We continue to need participation and support from all lake front members to accomplish projects. If  
there are any issues you as a lake front member are aware of and want us to work on, please emails us at  
anytime.

Your Board members are:

Bob Day-President

Bob-Dailey-Treasure

Vacant-Vice President

Joe Wilburn-Board member

Dan Giammetta-Board member

Duane Smith-Board member

Stephanie Tibbetts- Board member

Sincerely Yours

Stephanie Tibbetts 3/15/2024