

Leisure Lake Property Owners Association
LLPOA
P.O. Box 10311
Warner Robins Ga 31095
leisurelakepropertyassociation@gmail.com

Minutes of the Leisure Lake Property Owners Association Board meeting of the LOA of Warner Robins Ga. Held at The Pond in Warner Robins Ga. At 1 pm on 11/18/2024

- I. Call to order: By President Bob Day at 1pm
- II. Opening prayer offered by Dan Giammetta
- III. Roll call of officers at 1:02 pm
Present:
Bob Day, President
Bob Dailey, Treasurer
Stephanie Tibbetts, Secretary
Lisa Thomas, Representative of Bay side HOA and Board member
Cecelia Reno, Volunteer and Board member from Bay side
Dan Giammetta, Representative from Patio Homes and Board member
Judy Reynolds, Representative from Island Club and Board member
Joe Wilburn, Representative from The Pond Restaurant and Board member
Robert Johnson, Volunteer and Board member from Beaver Glen HOA
Chuck Dagley, Representative from South Oaks and Board member
Bill cook, Volunteer from Bay side
Denise Parkerson, Representative from Sandpiper and Board member

Absent:
Gabby Mancha, Representative from Castaways and Board member
Duane Smith, Representative from Island Club and Board member
Frankie Barnett, Volunteer from smart management
Also present:
- IV. Approval of last meeting minutes
Minutes presented and read by Stephanie Tibbetts. Bob Dailey makes a motion to approve and Judy Reynolds 2nds all members approve.
- V. Financial report
By: Bob Dailey
Starting balance since last meeting = \$49,459.70
Assessments: collected since last meeting = \$100.00
Operating cost:
Property taxes to the city of warner Robins= \$94.90
Donation to TREA chapter 94 (memory of Duane's father) = \$100.00
MTN Shop (hoist for lower Dam) = \$379.00 that is expected to be returned due to inventory not available.
Total expenses= \$573.90

Deposits received= \$100.00

Balance in checking= \$48,985.80

Delinquencies: \$1875.00

Stephanie Tibbetts reports that 3 properties have received notices that lake privileges have been suspended due to delinquency: 102 Leisure Lake Ct, 245 Leisure Lake Dr, and 301 Leisure Lake Dr.

Bob Dailey reports delinquency as:

102 Leisure Lake Ct= \$275.00

301 Leisure Lake Dr= \$200.00

108 Leisure Lake Ct= \$100.00

251 Leisure Lake Dr= \$200.00

241 Leisure Lake Dr= \$100.00

245 Leisure Lake Dr= \$200.00

Patrick property = \$200.00

Dad Nanny Property= \$200.00

128 Blue Ridge Ln= \$100.00

124 Blue Ridge Ln= \$100.00

122 Blue Ridge Ln= \$100.00

120 Blue Ridge Ln= \$100.00

112 Blue Ridge Ln= \$100.00

Total delinquent amount= \$1875.00

Discussion held after the treasury report to send an invitation to the delinquent members to specially invite them to the General meeting.

VI. Website update:

Stephanie Tibbetts gives visual update on the private page section of the web site. The information obtained from John Stone's files has been organized and it has begun to be uploaded to the website. There will also be a section in the email files called "Documented history of Leisure Lake" that will house all the files collected over the years from various sources such as John Sone and Robert Daily and various presidents from Island Club. Joe Wilburn has suggested that the LLPOA purchase a scanner to help with time management. This decision tabled at this time.

VII. Lake clean up project: In the absence of Duane Smith, Bob Dailey has obtained contract for a new contractor Miguel Sanchez to continue to clean up schedule and Bob will get with Miguel this week. Bob Dailey states the state inspection is pending this is at no cost to the LLPOA for the inspection and happens every 4 years. The independent inspection is every 2 years and is pending April 2025. Discussion held about the area at Island Club that requires mowing. **Dan Giammetta proposes to contract with Miguel to mow and clean this area as well Joe Wilburn 2nds the motion and all members approve.**

VIII. Old business: Dan Giammetta feels we need to consider the bid that has been presented for the dam repairs as no other contractor will respond back to him. Joe Wilburn states he has not heard back from Carmen his contractor either. Bob Day and Chuck Dagley would like to have a 2nd bidder if able. Dan proposes to have this contractor come back to the board to clarify what the project will intel.

Sedimentation issue: Chuck Dagley reports he has met with the EPD and a report is to follow. He also states he has made contact with an attorney, Cassey Sturm, who is interested in our case. Chuck Dagley states he would now like to move forward with the soil

samples. **Robert Johnson makes a motion to move forward with the soil samples and Joe Wilburn 2nds all members approve.**

Mayor's visit, Bob Day discuss the pending mayors visit as it has now been scheduled and canceled twice. He suggests we not pursue this meeting any more, but leave door open if the mayors office reaches back out to us. Joe Wilburn will notify Duane Smith of the plans. Judy Reynolds and Bill Cook are still concerned about the number of vultures in the area. Dan Giammetta provides tips on how to get rid of vultures and suggest we put this on the website.

- IX. New business: Chuck Dagley states we need to move forward with getting estimates to remove sediment from the lakes. He and Bill Cook present a chart with depth levels measured in 2004 and in 2024.

They report that the upper dam in with sediment above the gate and it will need to be dug out before a gate repair can be done. Dan Giammetta states he will get the contractor to look at the upper dam.

By Laws: Stephanie Tibbetts and Bob Day update the group on the committee meeting held on the bylaws. Everyone has received an updated draft on results of that meeting. Bob Day has one more change he would like to make. No other member has any alterations suggested.

Stephanie Tibbetts updates everyone on copies of Deeds she obtained from Frick's Law firm dating back 50 years. Hard copy provided to President Elect Chuck Dagley and the digital copies will be housed in the Documented history section of the email. Frick's law firm has offered to have a title examiner go over the deeds for us at a cost. The group decides this is not needed at this time.

Stephanie Tibbetts offers information about surrounding HOAs dealing with dam repairs and their struggles as a reference to our struggles.

Stephanie Tibbetts offers again to help anyone who would like access to the email

- X. Next meeting:
Jan 13th at 1 pm
Closing Prayer offered by Judy Reynolds

Meeting adjourned at (time)

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary
1/13/2025 Date

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July 19, 2024

TO: South Oaks Property Owners on Leisure Lake

As a property owner in our community, you are inherently a member of the Leisure Lake Property Owners Association – and you have a voice in determining its future. Your contribution will determine its success or failure. Ultimately the Association and its members can be successful in managing ongoing projects- including protecting property values, maintenance of dam and common areas, sediment remediation, flooding, and lake security.

Synopsis of the Lake History and Association's Efforts

- In 1994, because of tropical storm Alberto, two of our dams & spillways were completely washed out. Lakeside homes were flooded. Homeowners were faced with substantial special assessments for emergency repairs to the dams.
- In the ensuing THREE YEARS property owners looked out their windows at a crater of mud – a swamp – littered with protruding logs, discarded vehicle tires and even the occasional shopping cart! As a result, property values plummeted.
- While the lake was refilled in 1997, a further setback – due to funding issues – resulted in the lake being drained in 2000. Once again, homeowners bordering the lake had a view of a swamp.
- There have been dozens of storms since 2000, resulting in flooding, sediment buildup, water main breaking, and continuing destruction of the lower dam. The most recent event being February 2024.

Current Status of Leisure Lake

- Serious issues abound: The structural integrity of the lower dam is compromised by cracks & fissures... The upper dam spillway is hampered by a defective mechanical gate – which severely impacts the lowering of lake waters preceding heavy rainfalls... Excessive sedimentation (silt) buildup has resulted in former lakeside views degrading into “moonscapes” of wastelands littered with accumulating trash, while attracting vermin like turkey vultures who have taken a fondness for roosting on our homes’ rooftops. Again, negatively impacting our various neighborhoods’ property values.

Prognosis for Leisure Lake

- NOAA (National Oceanic & Atmospheric Administration) forecasts the 2024 Hurricane Season to be "ultra busy" and "possibly one of the worst on record" with estimates of 85% chance of "above normal" cyclonic activity. Subsequent years, they predict, will only fare worse.
- Dams require regular maintenance. Without such crucial upkeep, it is inevitable that three events will happen in short order: (1) The dams will fail, resulting in flooding of lakeside properties, (2) Property values will tank accordingly, and (3) we can expect a MUCH LARGER expenditure of financial resources to rebuild a washed away dam, when "dimes on the dollar" could have pre-emptively avoided the disaster scenario.

Our Leisure Lake Property Owners Association's Mission

What is the LLPOA? While homeowners enjoy the benefits of Leisure Lake – fishing and kayaking in its waters – the LLPOA was formed to *maintain the lake* as your representatives. Officially formed in 2005, our organization has continued to acquire ownership of lake properties over the succeeding years; recently we have undergone a name change to be more inclusive of *all* members sharing our lake. And yes, *you are members*.

The LLPOA currently consists of the Beaver Glen HOA, Island Club HOA, Sandpiper & Castaways Apartments, the Pond Restaurant, Bayside HOA and the independent property owners. As this letter is being drafted, more are coming on board. Seventeen of the twenty-eight homeowners at Patio Homes have recently contributed.


Just what exactly are you proposing here? The proposition is twofold: Shared responsibilities and the right as a member to reap the perks of lakeside living. More specifically:

1) Funding of Lake Maintenance > Reflected in your payment of annual dues. These were calculated on an equitable system, considering such factors as your property's accessibility to the lake, home versus apartment unit, etc.

2) We want you to be a part of our monthly meetings. This is not a *duty*, so much as it is a *privilege*. We value every property owner's involvement, input and advice concerning the ways to keep our neighborhoods beautiful, safe and secure – including maintaining property values.
Without you, there will be no lakes.

Where do I go from here? You may start by visiting our website (leisurelakewarnerrobins.com) to find detailed information about the LLPOA—including Dates & Locations for both Board and General meetings, Minutes of Meetings, Announcements and photographs. You may directly contact our Board through our email account at leisurelakepropertyassociation@gmail.com.

The LLPOA looks forward to having you join us in our mission to improve our community!


President Signature

07/19/2024
Date