

Leisure Lake Property Owners Association  
LLPOA  
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Minutes of the Leisure Lake Property Owners Association General meeting of the LOA of Warner Robins Ga. Held at Beaver Glen Club House in Warner Robins Ga. At 7 pm on 05/21/24

- I. Call to order: By Bob Day President at 7 pm
- II. Roll call of officers at 7:02 pm  
Present:  
Bob Day- President  
Bob Dailey- Treasurer  
Dan Giammetta- Board Member  
Duane Smith- Board Member  
Stephanie Tibbetts- secretary and Board Member  
Judy Reynolds- Board Member  
Absent:  
Joe Wilburn- Board Member  
Robert Johnson- Committee Member  
Tim Ham- Committee Member  
Also present:  
John Tibbetts  
Cecelia Reno  
Lisa Thomas  
Viola Gombert  
Judy Disfioce  
Bill Cook  
Donna Adams  
Johnathan Parsons  
Buddy miles  
Linda Miles
- III. Approval of last meeting minutes: none to approve at this time
- IV. Financial report  
By: Bob Dailey- expenses from April 2024- May 2024 Bob Dailey explains to the group the normal expenses for the LOA are things such as city and county taxes, inspections for the spillways and landscaping as needed.  
Assessments: none received  
Operating cost:  
05/17/24 Stephanie Tibbetts \$157.90 reimbursement for stamps and office supplies.  
05/17/24 Rhonda Carpenter \$195.00 payment for the financial audit  
Reserves: 20,970.76  
Delinquencies: \$1400.00 from 11 homes in the patio section 2023-2024 year  
Lien on properties: none to report

- V. Summary/ recent history of the LOA: Bob Day goes over the events of the last year with the group sighting in July of 2023 the annual meeting was held and that group wanted a more involved LOA. Since then, there have been 8 board meetings and 4 general meetings. The minutes of these meetings are on the web site for anyone to review. Bob Day goes over the history of the lake, in 2005 that group thought they were only getting the lower lake when in fact both lakes were deeded to the LOA. Last year it was decided to change the name of the LOA from Lower Leisure Lake to Leisure Lake to better include everyone on the lake. Stephanie Tibbetts goes over the web site and email address and that she and Bob Day monitor this and will answer any questions you submit. She goes over the quarterly news letter and where to find it on the web site.
- VI. Manager's Report:  
Lake clean up: Duane Smith give update on our efforts to maintain lake clean up. He states we have identified the manager areas in need to maintenance. We came up with a plan to have a team come out on a regular basis. We did have a contract with Stringbean land scaping but they backed out of the contract sighting their busy schedule.  
Signage around the lake: Bob Day gives up date on the progress of obtaining proper signage around the lake and looks to the group for suggestions on verbiage. One suggestion made to have a sign in populated areas such as the apts that states "children must be accompanied by an adult."
- VII. Unfinished business: Insurance update, Bob Day addresses the topic of insurance. We have approached a couple of companies regarding insurance. One issue we are having is some have stated they are not sure what to do with us or if we even need insurance. This is still being explored.  
Dan Giammetta gives an update on the repairs needed to both spill ways. The upper spill way is in need of a part and a company is coming out in the next 2 weeks to look at it. The lower spill way is in need of extensive repairs and the cost will be extensive.  
Bob Day addresses the ongoing silt accumulation due to the city storm drainage into the lake. The City of Warner Robins is not willing to help either by controlling the storm drainage or cleaning up. We have obtained a quote from a company Deep 6 Dredging for \$800,000.00, but this is only to clean up it will not stop the problem of the storm drainage which will continue to collect in the lake. Robert Johnson is looking into case law and for an attorney to help us with the city compliance.  
Bob Day gives up date on the Covenants and by laws. They are currently being rewritten due to being outdated and will need to be filed with the state. Once this happens the new ones will be added to the web site.
- VIII. New business: Bob Day explains that to day as we understand it from the help of Robert Storey and David Moore that portions of the lower spill way are not on the LOA deed and this is in the process of obtaining. The association as we understand it today includes BGHOA, Island Club, Sandpiper apts, Castaways apts, The Pond restaurant and then everyone else individually. There are 2 properties, one owned by Dad Nanny LLC and one owned by Larhonda Patrick, that we want to bring into the fold. Bay side and South oak were initially partners with us when the dam broke. Bay side has continued to be a part of us since then.  
Stephanie Tibbetts gives up date of the increased number of buzzards in the area that are not leaving. She donated a buzzard effigy to island club in an effort to help. She also

obtained a quote from Rite Way Pest control of \$15,500.00 to mediate the situation. This is still being reviewed.

Financial plan for the year 2024-2025: Our intent is to leave the dues as it is with the exception of the apts which we stated we would revisit their dues this year.

- IX. Open discussion from property owners: Bay side residents are concerned about the over growth into the lake on the Patrick property. They are also stating they have seen the apt residents throwing bags of trash into the lake. Property owners continue to be concerned about their property values declining due to the silt build up.
- X. Next meeting: TBA watch the web site for date and time.

Meeting adjourned at 8:15 pm

Meeting minutes Approved by board members

Stephanie T. North Secretary

6/10/24 Date