

2019 ANNUAL REPORT

Leisure Lake Property Owners Association

The Board of Directors wishes to express our appreciation to all homeowners! 2019 has been a busy year.

We began the year with \$43,525.36 in the checking account and with \$10,851.94 in the Reserve (Savings) Account. The Reserve Account amount includes \$5,000.00 for our liability insurance deductible in case of hurricane/storm damage. The remainder is the amount deposited each 6 months after dues are paid, to be used for repair or replacement of fixtures, furniture, pool needs, clubhouse needs, etc. The amount deposited each time is \$5,790.00, equal to the \$5 per month per property dues increase approved in 2018. The Board has been very conscientious with their spending so has not tapped into the Reserve Account, despite unforeseen expenses throughout the year.

Among the upgrades and changes occurring in our community in 2019 are:

- Carp were added to the lake.

- The pool deck was painted and new furniture was purchased.

- The Pickle Ball court was painted and a net for the court was purchased.

- Two new security cameras were installed, along with a new hard drive to enhance our security system.

- Signs at the entrances have been upgraded. Also, Children at Play signs have been installed.

- A new office door was installed in the Clubhouse to be in compliance with safety measures.

- A new, smaller hot water heater was also installed in the Clubhouse.

- A major repair was completed in the Clubhouse parking lot which included a large opening in the blacktop being patched, 2 coats of resealing material applied to the entire parking lot, re-stripping all of the lines in the parking lot, and as a much-appreciated gesture, the lines on the Pickle Ball court were also striped.

The year ended with \$39,758.26 in the checking account, and \$22,446.77 in the Reserve (Savings) account.

There have been on-going talks and meetings with Adams Homes for assurances that they will be involved in restoring and protecting Leisure Lake.

The Covenants were updated with homeowners voting in August for much needed changes.

The pool gate card reader system is an ongoing concern. The Board will be having a new system installed in time for the opening in March of 2020.

The Clubhouse roof is also of concern and will be a priority in 2020.

The Board appreciates each and every homeowner. We look forward to 2020 and encourage you to participate in the election of new officers.

We sincerely wish everyone continued success as we work together to insure that Leisure Lake continues to be a great and safe place to live.

Your feedback is welcomed.

LEISURE LAKE BOARD OF DIRECTORS

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