

**April 27, 2025**

**LAKE BURTON CIVIC ASSOCIATION & LAKE BURTON CIVIC ASSOCIATION FOUNDATION, INC.**

**Board of Directors Quarterly Meeting**

The Board of Directors of the Lake Burton Civic Association ("LBCA" or "Association") and Lake Burton Civic Association Foundation, Inc. ("Foundation") conducted a joint Board Meeting on April 27<sup>th</sup> at 2:00 p.m. This meeting was held at the Persimmon Volunteer Fire Station.

Association/Foundation Executive Board of Director Attendees: Tracy Barry, Nancy Berger, Elizabeth Gill, Paula Jones, Dan Marlow, Robin Gunn Parker

Association Board of Director Attendees: Becky Callahan, Mike Maffett, Matt Mitcham, Lee Penland, Andrea Sorgeloos, Diane White

Association Board of Directors Attending via Zoom: Yolanda Adrean, Cathy Cravens, Bill Fryer, Elizabeth Koets, Bobby Lanier, Laura Seberg

Absent: Linda Dixon, Jef Fincher, Lisa Fletcher, Chip Groome, Andrew Harris, Jeanine Marlow, Jan Saperstein, Janis Stapleton

**Welcome Comments and Updates – Dan Marlow**

Dan called the meeting to order at 2:03 EST. Welcomed the group and covered the agenda.

Discussion to nominate Jeanine Marlow for the LBCAF Board.

Motion made by Robin Gunn Parker to elect Jeanine Marlow to LBCAF Board:

Paula Jones seconded.

Motion passed.

**Secretary's Report – Nancy Berger**

The minutes and related documents from November 17, 2024 & February 2, 2025 Lake Burton Civic Association & Lake Burton Civic Association Foundation, Inc. Board of Directors Meeting require approval by a majority of board members.

Motion made by Diane White to approve the Association & Foundations BOD meeting minutes for November 17, 2024 & February 2, 2025.

Becky Callahan seconded.

Motion passed.

Minutes will be posted to the website.

## Treasurer's Report & Financial Review – Tracy Barry

- **Lake Burton Civic Association (LBCA):** Checking account balance of **\$8,413**, with **\$420,000** transferred into a Fidelity brokerage account for investment.
- **LBCA Foundation:** Cash account reflects **\$52,000** post-transfer for grant allocations.
- **Scholarship Funds:** Proper allocation and transfers completed.

More details can be found in *2025 1<sup>st</sup> Quarter LBCA Period Reporting & 2025 1<sup>st</sup> Quarter LBCAF Period Reporting* which is appended and incorporated by reference.

## Committee Reports – 5 minutes each

### LBCA Foundation – Robin Gunn-Parker

- **Impact Award Sponsorship:** Typically between **\$15,000 and \$20,000** annually.
- **Savannah Riverkeeper Support:** \$25,000 granted for environmental initiatives.
- **Upcoming Events:** Sponsored participation in *Faith, Fashion, and Fairways*.
- **Formal Funding Requests:** Organizations now required to submit detailed proposals aligning with LBCA's mission.

### Scholarships – Diane White

- **Total Funds Raised:** \$192,000 from June 2024-to-date, including a **\$50,000 single donation**.
- **Scholarship Awards:** **12-13 four-year scholarships** and **10 technical school scholarships** set for distribution.
- **Carter Rhoad Endowed Scholarship:** Independent scholarship aiming for **\$70,000**, with **\$5,000** allocated by LBCA Foundation.

More details can be found in *Scholarship Rpt LBCA Meeting 42725* which is appended and incorporated by reference.

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### Shoreline Management – Bobby Lanier

- **Initial Cost Estimate:** Increased from **\$1M–\$1.5M** to **\$2.6M**.
- **Next Steps:** Conduct a survey using LiDar and Sonar.
- **Budget Allocation:** **\$5,000 to purchase sonar equipment** and **\$4,200 for LiDar scanning**.

Elizabeth Gill made a motion to spend \$5,00 on sonar equipment  
Becky Callahan seconded  
Motion Passed

Lee Penland made a motion to spend \$4200 for LiDar scanning.  
Mike Maffett seconded  
Motion Passed

More details can be found in *Billy Goat Island Project Update 20250427* which is appended and incorporated by reference.

#### Water Quality – Yolanda Adrean

- **Annual Lake Cleanup:** Scheduled for **May 9, 2025** with **30+ volunteers** and support from Savannah Riverkeeper.
- **Water Quality Testing:** Incubator setup for **E. Coli monitoring** facilitated by Amy Hulett.

#### Upcoming Summer Events

Events planned for the **summer season** include:

- **Wooden Boat Parade** – May 25, 2025
- **DNR Water Safety Meeting** – May 31, 2025
- **Ski Patriots Training** – June 14 & 21, 2025
- **LBCA Annual Dinner** – July 12, 2025
- **LBCA Kids Day** – July 13, 2025 Pending volunteer to chair and run event
- **Golf Tournament** – August 12, 2025

#### Volunteer – Elizabeth Gill

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- **Recruitment for Committee Chairs** in fundraising, event planning, and environmental projects.
- **Expanding Outreach** to local real estate professionals and younger members for sustained engagement.
- **Job Descriptions needed** for each committee chair and volunteer position.

#### Local Government Liaison – Matt Mitcham

- The Ricky Taylor property is being divided into **four vacation home lots** on **five acres**, with **two lots already approved** by the zoning board and **two currently in the approval process**. A **shared road** will provide access to all four properties.
- **Savannah Riverkeeper** is monitoring the construction to ensure **environmental protections** for the lake, and an **update will be sent** to *Friends of Murray Cove* regarding the progress.

#### Persimmon VFD Fire Chief – Jeff Hooper

- **Multi-Station Response:** Minimum of **5 stations** dispatched per fire.
- **Water Supply Challenges:** Lake hydrants require **regular maintenance**; several need repairs.
- **Fireboat Operations:** Can supply continuous water if **shoreline accessibility allows**.
- **Insurance Concerns:** Advocacy for **installing additional dry hydrants** to improve coverage.

**New Business – Dan Marlow**

No new business

The meeting was adjourned at 4:11

Respectfully submitted,

Nancy Berger, Secretary

**Attachments:**

2025 1<sup>st</sup> Quarter LBCA Period Reporting  
2025 1<sup>st</sup> Quarter LBCAF Period Reporting  
Scholarship Rpt LBCA Meeting 42725  
Billy Goat Island Project Update 20250427

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# Lake Burton Civic Association Actual vs Budget

01/01/2025 - 03/31/2025

|                                | Actual           | Budget            | Pct of Budget |
|--------------------------------|------------------|-------------------|---------------|
| <b>Revenue</b>                 |                  |                   |               |
| *Membership Dues               | 49,640.00        | 190,000.00        | 26.13%        |
| <b>Expense</b>                 |                  |                   |               |
| Member Administrative Services |                  |                   |               |
| Communications                 | 0.00             | 15,500.00         | 0.00%         |
| Office                         | 1,160.61         |                   |               |
| Accounting Fees                | 1,589.70         | 5,000.00          | 31.79%        |
| Administrator Pay              | 8,925.01         | 36,000.00         | 24.79%        |
| Banking and Transaction Fees   | 1,801.79         | 8,000.00          | 22.52%        |
| Taxes and Insurance            | 935.00           | 2,000.00          | 46.75%        |
| Business Meals                 | 0.00             | 1,000.00          | 0.00%         |
| Website                        | 1,200.00         | 7,000.00          | 17.14%        |
| Storage Fees                   | 0.00             | 1,000.00          | 0.00%         |
| Total                          | 15,612.11        | 75,500.00         | 20.68%        |
| <b>Operating Income</b>        | <b>34,027.89</b> | <b>114,500.00</b> | <b>29.72%</b> |
| <b>Activities</b>              |                  |                   |               |
| Annual Dinner                  |                  |                   |               |
| Revenue                        | 0.00             | 5,000.00          | 0.00%         |
| Expense                        | 0.00             | 30,000.00         | 0.00%         |
|                                | 0.00             | (25,000.00)       | 0.00%         |
| Directory and Decals           |                  |                   |               |
| Revenue                        | 1,000.00         | 1,500.00          | 66.67%        |
| **Expense                      | 14,474.48        | 19,000.00         | 76.18%        |
|                                | (13,474.48)      | (17,500.00)       | 77.00%        |
| Boathouse Signs                |                  |                   |               |
| Revenue                        | 240.00           | 1,600.00          | 15.00%        |
| Expense                        | 150.00           | 1,600.00          | 9.38%         |
|                                | 90.00            | 0.00              |               |
| <b>Other Program Expenses</b>  |                  |                   |               |
| Water Quality                  |                  |                   |               |
| Lake Clean Up                  | 0.00             | 750.00            | 0.00%         |
| Water Testing & Training       | 0.00             | 800.00            | 0.00%         |
| Professional Services          | 0.00             | 10,000.00         | 0.00%         |
| Total                          | 0.00             | 11,550.00         | 0.00%         |
| Concerts                       | 1,250.00         | 17,000.00         | 7.35%         |
| Water Safety                   | 0.00             | 7,000.00          | 0.00%         |
| Boat Parade                    | 0.00             | 1,000.00          | 0.00%         |
| Ski Patriots                   | 0.00             | 500.00            | 0.00%         |
| End of Year Picnic             | 0.00             | 5,000.00          | 0.00%         |
| Total                          | 1,250.00         | 42,050.00         | 2.97%         |
| <b>Other Income</b>            |                  |                   |               |
| ***Interest Income - Fidelity  | 1,530.90         | 8,000.00          | 19.14%        |
| Interest Income - RCB          | 542.71           |                   |               |
| <b>Net Income</b>              | <b>21,467.02</b> | <b>37,950.00</b>  | <b>56.57%</b> |

\*Does not include 2025 Membership Dues of \$123,520 Collected in 2024

\*\*Does not include \$3,058 Mailing Expense

\*\*\*Actual Interest \$2,848.63

## Lake Burton Civic Association Foundation Actual vs Budget

01/01/2025 - 03/31/2025

|                                    | Actual            | Budget            | Pct of Budget   |
|------------------------------------|-------------------|-------------------|-----------------|
| <b>Fund Raising Activities</b>     |                   |                   |                 |
| Golf Tournament                    |                   |                   |                 |
| Revenue                            | 0.00              | 72,500.00         | 0.00%           |
| Expense                            | 0.00              | 17,500.00         | 0.00%           |
|                                    | 0.00              | 55,000.00         | 0.00%           |
| Scholarship Program                |                   |                   |                 |
| *Donations                         | 136,590.00        | 150,000.00        | 91.06%          |
| Scholarship Grants                 | 0.00              | 150,000.00        | 0.00%           |
|                                    | 136,590.00        | 0.00              | 91.06%          |
| Other Donations                    |                   |                   |                 |
| General Fund Donations             | 2,500.00          | 14,000.00         | 17.86%          |
| **Sustaining Member                | 8,300.00          | 26,000.00         | 31.92%          |
|                                    | 10,800.00         | 40,000.00         | 27.00%          |
| <b>Net Fund Raising Activities</b> | <b>147,390.00</b> | <b>95,000.00</b>  | <b>155.15%</b>  |
| Nonprofit Grants                   | 36,500.00         | 100,000.00        | 36.50%          |
| ***Fire Departments                | 0.00              | 30,000.00         | 0.00%           |
|                                    | -36,500.00        | -130,000.00       | 28.08%          |
| <b>Other Income</b>                |                   |                   |                 |
| Our Southern Eden Book             | 605.54            |                   |                 |
| Merchandise Sales                  | 0.00              | 1,000.00          |                 |
| Burton Park Donations              | 0.00              |                   |                 |
| Interest Income                    | 1,113.21          |                   |                 |
| Interest Income - Foundation       | 3,551.68          | 10,000.00         | 35.52%          |
| Interest Income - Scholarships     | 2,511.56          | 5,000.00          | 50.23%          |
|                                    | 7,781.99          | 16,000.00         | 48.64%          |
| <b>Other Expenses</b>              |                   |                   |                 |
| Bank and Credit Card Fees          | 0.00              | 3,000.00          | 0.00%           |
| Merchant Fees                      | 365.20            | 1,500.00          | 24.35%          |
| Taxes & Licenses                   | 0.00              | 150.00            | 0.00%           |
| Accounting Expenses                | 1,296.58          | 4,000.00          | 32.41%          |
| ****Scholarship Costs              | 0.00              | 5,000.00          |                 |
| Lake Burton Park                   | 177.80            | 12,500.00         | 1.42%           |
| Merchandise Expense                | 0.00              |                   |                 |
| *****Big Red Fire Truck            | 390.00            | 2,600.00          | 15.00%          |
|                                    | -2,229.58         | -28,750.00        | 7.76%           |
| <b>Net Income (Loss)</b>           | <b>116,442.41</b> | <b>-47,750.00</b> | <b>-243.86%</b> |

\*Does not include \$54,013 collected in 2024

\*\*Does not include \$7,800 collected in 2024

\*\*\*Each VFD received \$6,500 in April.

\*\*\*\*Scholarship Costs paid by the Foundation beginning 1/1/2025.

\*\*\*\*\*Storage fee increased to \$170/month. Total increase is \$480/year.

LBCA Board Meeting  
Apr 27, 2025  
Scholarship Committee Report

**Fundraising Update:**

| <u>Year</u>      | <u>Funds Raised</u> | <u>#Donors</u> |
|------------------|---------------------|----------------|
| 6/1/24 - YTD     | \$192,353 *         | 210            |
| 6/1/23 - 5/31/24 | \$157,075           | 205            |
| 6/1/22 - 5/31/23 | \$258,866**         | 213            |
| 6/1/21 - 5/31/22 | \$156,048           | 225            |
| 6/1/21 - 5/31/22 | \$117,208           | 224            |

\*Includes \$50,000 donation from single donor

\*\*Includes \$98,000 donation from single donor

**2025 Scholarship Awards:**

- Reviewed 65 applications
- Interviewed 20 students as potential 4 year scholarship recipients
- Plan to award 12 or 13 \$14,000 4-year scholarships (50 applications)
- Plan to award 10 \$1,500 Tech School Scholarships (15 applications)
- Awards will be presented May 13th at Senior Night

**Carter Rhoad Endowed Scholarship**

- If the goal of \$70,000 is met, the scholarship committee will select and award the scholarship to a 2026 student.
- A new student will be selected every 4 years to be awarded the \$3,500/year scholarship.
- Fundraising is separate from LBCA Annual scholarship fundraising drive and has a different account with NGCF.

# Billy Goat Island Project Update – 4/27/2025

## Load Site

Dan Marlow and I met with Georgia DNR at the Burton Trout Hatchery to discuss the possibility of using the hatchery as a load site for the project.

1. The DNR is supportive of the project in general and open to us using the south end of the property as a load site.
2. We plan to have further conversations as we get more details regarding the scope and timing of the project.

## Projected Budget

I had call with representatives from the Lake Lanier Association regarding approach and cost for the ongoing Rip Rap project on Lake Lanier. Among other items, I found that overall cost for preparing the shoreline and installing the rip rap is about \$120/ft, which results in a projected budget of \$1,026,000.

We received initial estimate from Marine Specialties and the average cost for preparing the shoreline and installing the rip rap came in at \$300/ft, which results in a projected budget of \$2,610,000.

Upon further conversation with Marine Specialties, we found that the cost estimate was conservatively on the high end as only basic shoreline distance measurements were available for the estimate. They advised we would need to provide a survey to get a more accurate estimate.

## Survey

We are looking into several approaches for getting a survey, which includes land above and below the water surface. The lake level this past draw down cycle was not low enough to allow for traditional surveying.

We spoke with Lawrie Jordan with the University of Georgia about performing a drone survey of the Billy Goat Island shoreline. After several conversations, we could not come up with a solution that would provide survey data both above and below the water surface.

Lawrie referred us to Whiteout Solutions, a Vermont based company who specializes in drone-based surveying services using technology that can provide survey data both

above and below the water surface. We received an initial quote from them at a cost of around \$20,000.

I'm in the process of getting quotes for traditional land survey to determine if there are some cost savings using that approach. The downside is that we would need to wait until the next water draw down cycle to perform the survey.

Dan Marlow has some ideas around LBCA acquiring equipment to perform the survey in-house for the project. The equipment could also be used for gathering survey data for additional LBCA sponsored projects.