

November 9, 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 November 9th 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, Paula Jones, Dan Marlow, Robin Gunn Parker, Jeanine Marlow

Association Board of Director Attendees: Yolanda Adrean, Becky Callahan, Cathy Cravens, Lisa Fletcher, Chip Groome, Mike Maffett, Matt McKibbin, Andrea Sorgeloos, Molly Williams

Association Board of Directors Attending via Zoom: Elizabeth Gill, Bobby Lanier, Lee Penland, Jan Saperstein

Nominated Board of Directors Attendees: Andy Davenport, Matt Janofsky, Bob Moore, Cindy Patrick

Absent: Linda Dixon, Jef Fincher, Elizabeth Koets, Laura Seberg, Janis Stapleton, Diane White

Welcome Comments and Updates – Dan Marlow

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

New Board Member Nominee Introductions:

- **Cindy Patrick:** Communications Chair. Recently became a full-time resident (since Memorial Day), with over 20 years of part-time residency. Former career at CNN in communications.
- **Matt Janofsky:** Technology lead. Recently retired after 40 years as a software engineer. Has been coming to Lake Burton since 1988.
- **Bob Moore:** Government Liaison. Retired Delta Airlines pilot, with 52 years in aviation. Full-time resident since May 2023.
- **Andy Davenport:** By-laws. Former lawyer, recruited to assist with bylaws and ensure board compliance. Full-time resident since 2020, property owner since 2013, long-time visitor since the mid-1980s.
- **Matt McKibbin:** Full time resident since December of 24. Semi-retired executive director for several non-profits statewide in Florida and currently in real estate in Florida and Georgia. Taking over Burton Park responsibilities from Andrew Harris.

- **Molly Williams:** Full-time resident since 2020, works in real estate, co-chair of the Scholarship Committee (with Diane White), background in education (taught middle and high school), mother of triplets.

LBCA and Foundation Board members must be approved by the general membership, email vote will be used due to lack of quorum at the annual dinner.

Motion made to nominate new LBCA Board Members to a 3-year term and send to general membership for approval:

Motion made by Robin Gunn Parker to nominate Cindy Patrick as Communications Chair of the LBCA Board:

Jeanine Marlow seconded.

Motion passed.

Motion made by Yolanda Adrean to nominate Matt Janofsky as Technology Chair of the LBCA Board:

Jeanine Marlow seconded.

Motion passed.

Motion made by Lisa Fletcher to nominate Bob Moore as Government Liaison of the LBCA Board:

Becky Callahan seconded.

Motion passed.

Motion made by Lisa Fletcher to nominate Andy Davenport as By-laws Chair of the LBCA Board:

Tracy Barry seconded.

Motion passed.

Motion made to approve new LBCAF Board Member to a 3-year term:

Motion made by Lisa Fletcher to approve Matt McKibbin as Burton Park Chair of the LBCAF Board:

Yolanda Adrean seconded.

Motion passed.

Project & Committee Reports – 5 minutes each

Billy Goat Island Erosion Control Project – Bobby Lanier

- Significant erosion observed, especially during busy weekends.
- Project aims to install riprap around the island to prevent further erosion.
- Initial cost estimates ranged from \$1 million to \$3 million, pending a detailed survey.

- DIY GPS survey in progress; challenges with data collection due to terrain and tree canopy.
- Next steps: Complete perimeter and lakebed surveys (with professional assistance).
- Georgia Power will manage regulatory approvals but cannot fund the project directly.
- Fundraising and project phasing will depend on survey results and donor interests.
- Board agreed to allocate up to \$30,000 for survey and engineering costs, with further action pending survey results and membership approval.

b. Standpipes and Fire Protection – Dan Marlow

- Standpipes and dry hydrants identified as a high priority for fire safety and insurance.
- \$10,000 initially budgeted for repairs; proposal to increase to \$25,000 from foundation reserves.
- Need for a dedicated committee to oversee repairs and long-term maintenance.
- Discussion of the importance of fire protection for insurance rates and community safety.

c. Wake Boats and Lake Safety – Dan Marlow

- Discussion of wake boat impact, referencing national studies and local enforcement challenges.
- Consideration of “Wake Sport Zones” modeled after Vermont, with strict distance and depth requirements.
- Enforcement difficulties noted, emphasis on education, signage, and community involvement.
- No consensus to pursue legislative changes at this time; focus to remain on education and relationship-building with DNR.

d. Pavilion Project – Jan Saperstein

- Ongoing efforts to find land for pavilion.
- No capital campaign unless land is found.

Treasurer’s Report & 2026 Budget – Tracy Barry

LBCA Budget Highlights:

- 2026 income projected at \$201,230.
- Major expenses: directory (\$19,000), annual dinner (\$28,000), website overhaul (\$13,000 for 2026, then reduced in future years), communications (\$15,000), water quality, concerts, and fire safety.
- Membership dues for 2026 projected at \$190,000.
- Foundation and association assets total approximately \$1.2 million.

Motion made by Matt McKibbin to approve the 2026 LBCA budget, including an increase in the allocation for standpipes/dry hydrants from \$10,000 to \$25,000, with funds to come from foundation reserves for the volunteer fire departments:

Jeanine Marlow seconded.

Motion passed.

Foundation Budget Highlights:

- \$30,000 allocated for Billy Goat Island survey and engineering.
- \$12,500 for maintenance at Lake Burton Park.
- \$39,000 for fire department support.
- \$150,000 for scholarships and grants.

Motion made by Robin Gunn Parker to approve the 2026 LBCAF budget, including \$30,000 for the Billy Goat Island survey and engineering, and \$12,500 for Lake Burton Park maintenance.

Jeanine Marlow seconded.

Motion passed.

More details can be found in *LBCA Period Reporting 2025 3rd Quarter, LBCA Budget 2026, LBCAF Period Reporting 3rd Qtr 2025 & LBCAF Budget 2026* which are appended and incorporated by reference.

New Business – Dan Marlow

- **Administrator Transition:** Paula Jones announced resignation as administrator effective December 31. A search committee will be formed to find a replacement, with preference for an LBCA member or a Rabun County resident.
- **Acknowledgment:** The board expressed gratitude to Paula for her years of service and expertise.

Motion made by Matt McKibbin to adjourn the meeting:

Yolanda Adrean seconded.

Motion passed.

The meeting was adjourned at 4:10

Respectfully submitted,

Nancy Berger, Secretary

Attachments:

LBCA Period Reporting 2025 3rd Quarter

LBCA Budget 2026

LBCAF Period Reporting 3rd Qtr 2025

LBCAF Budget 2026

Lake Burton Civic Association Actual vs Budget

01/01/2025 - 09/30/2025

		<u>Actual</u>	<u>Budget</u>	<u>Pct of Budget</u>
Revenue				
600 Membership Dues	*Membership Dues	58,670.00	190,000.00	30.88%
Expense				
	Member Administrative Services			
839 Communications	Communications	1,757.97	15,500.00	11.34%
825 Office	Office	4,389.75		
827 Accounting Fees	Accounting Fees	3,066.14	5,000.00	61.32%
828 Admin Pay	Administrator Pay	26,950.03	36,000.00	74.86%
830 Financial Fees	Banking and Transaction Fees	2,483.89	8,000.00	31.05%
835 Taxes and Insurance	Taxes and Insurance	3,827.12	2,000.00	191.36%
829 Business Meals	Business Meals		1,000.00	0.00%
837 Website	Website	2,224.75	7,000.00	31.78%
831 Storage Fees	Storage Fees	720.00	1,000.00	72.00%
	Total	45,419.65	75,500.00	60.16%
Operating Income		<u>13,250.35</u>	<u>114,500.00</u>	<u>11.57%</u>
Activities				
	Annual Dinner			
609 Annual Dinner	Revenue	5,390.00	5,000.00	107.80%
808 Meetings- Annual Dinner	Expense	26,732.05	30,000.00	89.11%
		(21,342.05)	(25,000.00)	85.37%
	Directory and Decals			
608 Directory-Business Ad	Revenue	1,000.00	1,500.00	66.67%
804 Directory and Decals	**Expense	17,645.85	19,000.00	92.87%
		(16,645.85)	(17,500.00)	95.12%
	Boathouse Signs			
602 Boathouse Signs	Revenue	1,840.00	1,600.00	115.00%
847 Boathouse Sign Expense	Expense	1,255.00	1,600.00	78.44%
		585.00	0.00	
	September Social			
611 Fall Dinner	Revenue	2,600.00	2,500.00	104.00%
856 Fall Dinner Expenses	Expense	7,183.63	5,000.00	143.67%
		(4,583.63)	(2,500.00)	183.35%
Other Program Expenses				
	Water Quality			
811 Water Quality				
811.01 Lake Clean Up	Lake Clean Up		750.00	0.00%
811.2 Water Testing & Training	Water Testing & Training	2,264.98	800.00	283.12%
811.3 Professional Services	Professional Services		10,000.00	0.00%
	Total	2,264.98	11,550.00	19.61%
851 Concerts	Concerts	16,076.26	17,000.00	94.57%
809 Lake Safety	Water Safety	800.00	7,000.00	11.43%
852 Boat Parade	Boat Parade		1,000.00	0.00%
855 Ski Patriots	Ski Patriots		500.00	0.00%
854 End of Year Picnic	End of Year Picnic		5,000.00	0.00%
	Total	19,141.24	42,050.00	45.52%
Other Income				
Interest Income - Fidelity	***Interest Income - Fidelity	5,553.46	8,000.00	69.42%
615 Interest Earned	Interest Income - RCB	673.00		
Net Income		<u>(37,652.33)</u>	<u>37,950.00</u>	<u>-99.22%</u>

*Does not include 2025 Membership Dues of \$123,520 Collected in 2024
for a total of \$182,190

Lake Burton Civic Association Budget

01/01/2026 - 12/31/2026

		2026 Budget
	Revenue	
600 Membership Dues	*Membership Dues	190,000.00
	Expense	
	Member Administrative Services	
839 Communications	Communications	15,000.00
827 Accounting Fees	Accounting Fees	5,000.00
828 Admin Pay	Administrator Pay	38,000.00
830 Financial Fees	Banking and Transaction Fees	6,000.00
835 Taxes and Insurance	Taxes and Insurance	2,000.00
829 Business Meals	Business Meals	1,000.00
837 Website	Website	13,000.00
831 Storage Fees	Storage Fees	1,000.00
	Total	86,000.00
	Operating Income	104,000.00
	Activities	
	Annual Dinner	
609 Annual Dinner	Revenue	5,000.00
808 Meetings- Annual Dinner	Expense	28,000.00
		(23,000.00)
	Directory and Decals	
608 Directory-Business Ad	Revenue	1,500.00
804 Directory and Decals	Expense	19,000.00
		(17,500.00)
	Boathouse Signs	
602 Boathouse Signs	Revenue	1,600.00
847 Boathouse Sign Expense	Expense	1,600.00
		0.00
	Fall Dinner	
	Income	2,500.00
	Expense	10,000.00
		(7,500.00)
	Water Quality	
811.01 Lake Clean Up	Lake Cleanup	1,200.00
811.2 Water Testing & Training	Water Testing & Training	1,000.00
811.3 Professional Services	Professional Services	0.00
		(2,200.00)
	Other Program Expenses	
809 Lake Safety	Water Safety	5,000.00
851 Concerts and Other Events	Concerts	17,000.00
852 Boat Parade	Boat Parade	1,000.00
854 End of Year Picnic	End of Year Picnic - Kids	5,000.00
855 Ski Patriots	Ski Patriots	500.00
	Fire Hydrants	10,000.00
	Total	(38,500.00)
	Other Income	
615 Interest Earned	Interest Income	500.00
	Interest Income - Fidelity	8,000.00
	Net Income	23,800.00

*2026 Membership Dues: 9/1/24 - 8/31/2026

Lake Burton Civic Association Foundation Actual vs Budget

01/01/2026 - 03/31/2026

	<u>Actual</u>	<u>Budget</u>	<u>Pct of Budget</u>
Fund Raising Activities			
Golf Tournament			
Revenue	50,650.00	72,500.00	69.86%
Expense	14,421.72	17,500.00	82.41%
	<u>36,228.28</u>	<u>55,000.00</u>	<u>65.87%</u>
Scholarship Program			
*Donations	177,698.75	150,000.00	118.47%
Scholarship Grants	4,500.00	150,000.00	3.00%
	<u>173,198.75</u>	<u>0.00</u>	<u>118.47%</u>
Other Donations			
General Fund Donations	40,229.00	14,000.00	287.35%
**Sustaining Member	9,000.00	26,000.00	34.62%
	<u>49,229.00</u>	<u>40,000.00</u>	<u>123.07%</u>
Net Fund Raising Activities	<u>258,656.03</u>	<u>95,000.00</u>	<u>272.27%</u>
Nonprofit Grants	97,250.00	100,000.00	97.25%
***Fire Departments		30,000.00	0.00%
	<u>-97,250.00</u>	<u>-130,000.00</u>	<u>74.81%</u>
Other Income			
Our Southern Eden Book	1,559.62	1,000.00	155.96%
Merchandise Sales			
Burton Park Donations			
Interest Income	1,723.55		
Interest Income - Foundation	7,171.91	10,000.00	71.72%
Interest Income - Scholarships	5,029.15	5,000.00	100.58%
	<u>15,484.23</u>	<u>15,000.00</u>	<u>103.23%</u>
Other Expenses			
Bank and Credit Card Fees	20.00	3,000.00	0.67%
Merchant Fees	685.36	1,500.00	45.69%
Taxes & Licenses		150.00	0.00%
Accounting Expenses	2,875.96	4,000.00	71.90%
****Scholarship Costs	1,394.43	5,000.00	
Lake Burton Park	2,147.77	12,500.00	17.18%
Merchandise Expense			
*****Big Red Fire Truck	890.00	2,600.00	34.23%
	<u>-8,013.52</u>	<u>-28,750.00</u>	<u>27.87%</u>
Net Income (Loss)	<u>168,876.74</u>	<u>-48,750.00</u>	<u>-346.41%</u>

Lake Burton Civic Association Foundation Budget

01/01/2026 - 12/31/2026

		2025 Budget
	Fund Raising Activities	
	Golf Tournament	
Total 602 Golf Tournament	Revenue	72,500
824 Golf Expenses	Expense	17,500
		55,000
	Tour of Homes	
Total 604 Tour of Homes	Revenue	76,000
825 Tour of Homes Expenses	Expense	10,000
		66,000
	Scholarship Program	
630 Scholarship Donations	Donations	150,000
864 Scholarship Grants	Scholarship Grants	150,000
		0
	Other Donations	
607 General Fund Donations	Foundation General Fund	25,000
640 Sustaining Member Donation	Sustaining Member	26,000
		51,000
	Bily Goat Island Project	
	Revenue	500,000
	Expense	500,000
		0
	Net Fund Raising Activities	172,000
801 Community & Donations	Nonprofit Grants	100,000
814 Fire Departments	Fire Departments	39,000
		(139,000)
	Other Income	
608 Merchandise Proceeds	Merchandise Sales	1,000
625 Interest Income	Interest Income	
625.1 Interest Income - Fidelity Operating	Dividend Income - Foundation	10,000
625.2 Interest Income - Fidelity Scholarship	Dividend Income - Scholarships	5,000
626 Dividend Income	Dividend Income	5,000
		21,000
	Other Expenses	
831 Bank and Merchant Fees	Bank and Merchant Fees	1,500
	Administrative Expenses	5,000
823 Taxes & Licenses	Taxes & Licenses	150
826 Accounting Expenses	Accounting Expenses	4,000
	Website	1,050
830 Lake Burton Park Costs	Lake Burton Park	12,500
862 Fire Truck Expense	Big Red Fire Truck	2,600
		(29,800)
	Net Income (Loss)	24,200