

**MINUTES**  
**LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY**  
**BOARD OF DIRECTORS MEETING**  
**June 11, 2024**

**Legacy Lodge Magnolia**  
**7000 Lanier Islands Parkway**  
**Buford, GA 30518**

The Lake Lanier Islands Development Authority Board of Directors held a meeting at the Legacy Lodge, 7000 Lanier Islands Parkway, Buford, GA 30518. (A Board package and handouts are attached hereto and made official parts of these Minutes as an Attachment)

**BOARD MEMBERS PRESENT:**

Mr. Steve Syfan, Chairman  
Mr. Daniel Dooley, Vice-Chair  
Ms. Lauren Talley, Secretary-Treasurer  
Mr. Randall Frost  
Mr. Alan Gravel  
Mr. Carter Patterson

**STAFF:**

Mr. Charles Burton  
Ms. Brenda Anderson  
Mr. Carey Miller, LLIDA Legal Counsel

**VISITORS:**

Mr. Virgil Williams, Lake Lanier Islands Management Company, LLC (LLIMC)  
Mr. Matthew Bowling, LLIMC  
Ms. Missy Burgess, LLIMC  
Mr. Jeff Bauman, LLIMC  
Mr. Grier Todd, LLIMC  
Mr. Bucky Perry, Islands Entertainment, LLC  
Mr. Dale Kaetzel, Go Outdoors  
Ms. Pamela Keane, Lakeside News

Chairman Syfan offered an invocation and called the meeting to order and recognized Ms. Terri Jondahl for service as Chairman of the Board.

**APPROVAL OF MINUTES**

Chairman Syfan requested a motion to approve the March 12, 2024, Board Meeting Minutes and the March 7, 2024, Infrastructure Committee Meeting Minutes. Mr. Gravel made a motion to approve, seconded by Mr. Patterson and the motion was carried unanimously.

**APPROVAL OF THE INFRASTRUCTURE AND COMMON AMENITIES PLAN**

Mr. Burton discussed the Infrastructure Committee recommendation to approve the Infrastructure Plan in the amount of \$650K to be invested in FY25, which includes a request for reimbursement of \$373K for completed projects, \$124K in forestry projects, \$48K in new landscaping, \$40K in roadway projects and \$65K in islands wayfinding signage. The motion was carried unanimously.

**APPROVAL OF BACKFILLING CURB WHERE ERODED, CREATE A SWALE/DITCH AND REGRADE NEAR CAMPER CHECK IN**

Mr. Gravel discussed the Infrastructure Committee recommendation:

1. Backfill curb where eroded, create a swale/ditch and regrade near Camper Check In in an amount not to exceed \$18,500. Mr. Patterson seconded, and the motion passed unanimously.
2. Water Treatment Plant and Force Main Pump Station equipment replacement for Pump Station #5A in a not to exceed amount of \$17,500.
3. WRF Blower Replacement in a not to exceed amount of \$13,200.

The motion was carried unanimously.

**APPROVAL OF THE FY25 OPERATING BUDGET**

Ms. Talley made a motion to approve the FY25 Operating Budget; Mr. Dooley seconded, and the motion was carried unanimously.

**FINANCIAL REPORTS**

Mr. Burton reviewed the February, March, and April 2024 Financial Reports. Ms. Talley made a motion to approve the Financial Reports, Mr. Gravel seconded, and the motion was carried unanimously.

Mr. Burton reviewed the Executive Director's report.

Mr. Miller stated the USACE is still considering an opinion on the COAMs.

Mr. Williams, LLIMC reported:

- LLIMC terminated Benchmark effective August 1, 2024
- Sarah Williams Wedding Chapel will be built on the left side of Bull Dog Bite.
- Mendy Williams Bowling Garden will be built next to the Sarah Williams Wedding Chapel.
- Seeking to repurpose the Bond monies for use on the islands since the project is on hold.
- Accelerating marketing.

Mr. Perry, Islands Entertainment reported:

- Lake buffer is positively received.
- Landshark added breakfast for the boaters.

Chairman Syfan adjourned the meeting.

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Steve Syfan  
Chairman  
Lake Lanier Islands Development Authority

Submitted by: \_\_\_\_\_  
Brenda Anderson, Sr. Business Operations Manager  
Lake Lanier Islands Development Authority