

Agenda for the Board of Directors' Meeting for Block 27, Buccaneer Bay  
SBLLOA, Inc  
October 21, 2021 at 6:30 pm

**Attendees: Jerry Misiewicz, President; Lou Wiggins, Vice President; Tim Reicks, Treasurer; Teresa Dilts, Secretary.**

1. Call meeting to order-Jerry Misiewicz, President  
**Meeting called to order by Jerry Misiewicz, President at 6:40 pm**
2. Approval of minutes for the Annual Meeting of Members of the SBLLOA, LLC, Block 27 of Buccaneer Bay, Plattsmouth, NE 68048 on 9/12/2021  
The transcripts recorded by Jerry Misiewicz, will become part of the official minutes.  
**Jerry Misiewicz made a motion to approve the minutes with the transcripts.  
Lou Wiggins seconded the motion  
A vote was held. Jerry Misiewicz, Lou Wiggins, Tim Reicks and Teresa Dilts voted yes.**
3. Approval of Treasurer's Report which includes the 2021-2022 proposed budget which was presented at the 9/12/2021 Annual meeting.  
**Tim Reicks made a motion to accept the Treasurer's Report as presented.  
Lou Wiggins seconded the motion.  
A vote was held. Jerry Misiewicz, Lou Wiggins, Tim Reicks and Teresa Dilts voted yes.**
4. Status of dues-  
**All dues have been received except for nine lake lot owners. The list was reviewed. Dues are delinquent as of November 1. After November 1, a past due letter will be sent to the lake lot owners who are delinquent with a notice stating they have 10 days to respond with either full payment or by contacting a Board member to make arrangements to make payments. If payment or arrangements are not made by the end of 10 days, steps will be taken to begin lien proceedings.**

**New Business:**

5. Count votes for renewal of Covenants set to expire December 2021  
Discuss process for sending results to Cass County for approval  
**Lou Wiggins and Teresa Dilts counted the votes to verify 73 votes.  
Jerry Misiewicz will take the vote sheets with list of lake lot owners and the minutes from this meeting. The attorney will submit to Cass County who will review and certify.**

6. Approve vote count to send to Cass County  
**Jerry Misiewicz made a motion to approve the 73 votes received and to approve and accept the Amended Declaration of Covenants, Conditions and Restrictions for Block 27 Buccaneer Bay.**  
**Tim Reicks seconded the motion.**  
**A vote was held. Jerry Misiewicz, Lou Wiggins, Tim Reicks and Teresa Dilts voted yes.**
7. Do our By Laws need updated?  
**Jerry would like to change mailing requirement options to include emailing. He will research whether we have to have the attorney revise or if we can just make the change.**
8. Recordkeeping history—where are all the documents for past 25 years stored.  
**Jerry is working to find, file and archive all past records in OneDrive attached to our Hotmail email account. Tim to send Jerry the past accounting ledgers to file and archive. Jerry is filing and archiving the Architectural Committees Changes.**
9. Process for getting agenda items addressed—complaints or grievances or things that need to be done. Example: Boaters driving faster than 5 mph leaving a wake. Saw someone run into Tony’s beach and nearly knock over his slide. Speeding on the roads. Trees needing replaced.  
**Anyone can email a Board member to discuss.**  
**Speeding on the lake—needs posted on Facebook and a reminder sent to Lake Lot Owners**  
**Speeding on roadway—contact law enforcement**  
**Trees needing replaced—If commons area, the Lake Lot Owners Association is responsible. We may need to catalog all the LLOA’s trees in common areas so we can track. To be discussed at another time.**
10. New Board position—Co-secretary  
**Has been posted to Facebook. A second posting will be made again.**
11. Covenants committee: Submit a list of requests to the Board by December 1, 2021  
**This was not discussed.**

**Jerry Misiewicz moved adjourn the meeting at 8:18 pm, hearing no objections, the meeting was declared adjourned at 8:18 pm**

Respectfully submitted by  
Teresa Dilts, Secretary  
Block 27, Buccaneer Bay