**Minutes for the Board of Directors’ Meeting for Block 27, Buccaneer Bay**

**SBLLOA, Inc**

**January 12, 2022**

**At 6:30 pm**

**Attendees: Jerry Misiewicz, President; Lou Wiggins, Vice President; Tim Reicks, Treasurer; Teresa Dilts, Co-Secretary; Shelley Dartman, Co-Secretary**

1. Call meeting to order

**Meeting called to order at 6:30 pm by Jerry Misiewicz**

2. Approval of minutes from 11/7/2021—already posted online

**Jerry Misiewicz made a motion to approve the minutes.**

**Teresa Dilts seconded the motion.**

**A vote was held. Jerry Misiewicz, Lou Wiggins, Tim Reicks and Teresa Dilts voted yes.**

3. Status of dues-Tim Reicks

**Annual assessments are due October 1 with a grace period to November 1 at which time a late fee will be assessed.**

**Two residents still owe dues--$44 ($88 for two lots) will be added as a late fee to both owners. The double lot owner owes $888 and the single lot owner owes $444 which is keeping with the past years’ assessments.**

**Lou Wiggins made a motion to accept the late assessment fees as discussed above.**

**Shelley Dartman seconded the motion.**

**A vote was held. Jerry Misiewicz, Lou Wiggins, Tim Reicks and Teresa Dilts voted yes.**

**New Business:**

4. Discuss post for Buccaneer Bay regarding dog poop decided that his was not a good idea

since we don’t have the authority.

**Discussion: New signs regarding doggie waste and no trespassing Block 27**

**Sailboat Lake Association Association—look at design and order (5 signs??) Tim**

**and Shelley will work on design and placement of signs.**

**Jerry will install/move the trail cameras**

**Lake Rules need amended to cover**

5. Covenants:

a. Status of committee—Jerry will check on status

b. Enforcement of covenants—to begin following established process as follows:

1. Two members from the Board will meet with the lake lot owner to discuss the

violation and advise that they have 10 days to rectify the violation.

2. An email will be sent to the lake lot owner after the meeting regarding the

Discussion and reiterating the 10 days. This email should be sent from the Sailboat

Lake Lot Owners Association’s Hotmail account. A photo of the violation will be

sent with the email.

3. If after 10 days the lake lot owner has not responded as to how he will rectify the

violations or has not fixed the violation, a registered letter will be sent to the lake lot

owner giving a 14 day notice to rectify. A picture of the violation will be sent with

the registered letter.

4. If after the 14 days the lake lot owner has not responded as to how he will rectify

the violation or has not fixed the violation, the matter will be turned over to the

attorney for the Lake Lot Owners to start legal proceedings.

c. Goose Fencing needs lowered—reminder that the goose fence needs to be maintained

at 24” and no longer than 25 feet per the Lake Rules

d. Walking on left side of road—not included in the covenants

e. Boat length is listed in the Lake Rules at no longer than 22’. Please refer to Lake

Rules for clarification.

6. Duck rescue—Jerry is currently working to either have the local Humane Societies or

State Agencies to help rescue. Since the meeting much research was done to find

out the best way to rescue the ducks. The state and local agencies do not provide help in

our area. It was decided to build a temporary duck coup. Ray Herek built the coup and

Jerry placed it on his property. The duck coup was approved temporarily by the ACC.

7. Court Case status—currently is up in the air. No decisions, no hearings to report.

8. Lake dredging—We need three bids

Jerry will reach out to Beaver Lake to see if they have the bid available to report.

New Discussions

1. Jerry to post Amended Declaration of Covenants and Lake Rules

2. All records from meetings, accounting information, emails, discussions, ACC, all correspondence related to the LLOA, needs to be maintained electronically. Jerry is transitioning to Google.docs and drives to store all documents available electronically. Google mail will be utilized as well.

3. Obtaining bids for mowing for 2022–Teresa

4. SID needs to be contacted regarding shrubs at the main entrance, damaged trees, speed signs. Teresa

5. LLOA Annual Meeting for members will be held September 11 or 18th

6. Dues statement to be mailed September 1, 2022

**Tim Reicks moved to adjourn the meeting at 7:42 pm, hearing no objections, the meeting was declared adjourned**

Respectfully submitted by

Teresa Dilts, Co-Secretary

Shelley Dartmann, Co-Secretary

Block 27, Buccaneer Bay