

**Minutes for the Board of Directors' Meeting for Block 27, Buccaneer Bay
SBLLOA, Inc
February 21, 2022
At 5:00 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 was called to order at 5:07 pm by Jerry Misiewicz, President

2. Status of dues-Tim Reicks
Tim reported that one resident still owes their 2022 dues. Discussion followed regarding what penalty will be applied. The resident is five months past due as of March 1, 2022 (due date was October 1, 2021). Tim will send a certified letter return receipt requested by February 28, 2022 to the resident with penalties added.

Tim to provide the complete list of addresses to Teresa/Shelley to post to google drive. Jerry will provide his list as well. Each year Jerry will create an updated list of residents and post to the google drive as currently we don't have an electronic version of year over year residential listing.

3. Dog waste signs have been purchased and in the process of being posted.
Tim has posted four of the six signs purchased. He will post the next one near the picnic table. A metal stake may need to be used to pound into the ground. Another sign will be posted on the windmill. There was a discussion of purchasing additional signs. Cost per each additional sign is approximately \$22. We will hold off on purchasing additional signs. It was decided to have Shelley walk the trail once Tim has finished posting the other two and see if there is a need for further postings. Upon completion of the walking trail, Lou Wiggins donated the picnic table we all have enjoyed during our walks on the trail.

New Business:

4. Tim mentioned that he has had three residents complain of the minutes being documented—that the minutes do not reflect the discussions held. It was decided we would add more discussions to help the residents understand the decision-making process.

5. Covenants– Driveway violation and trash cans
As discussed in previous meetings we will begin the process of notifying violators as follows:
 - a. An email will be sent to the lake lot owner regarding from the Sailboat Lake Lot Owners Association's gmail account. A photo of the violation will be sent with the email.
 - b. If after 10 days the lake lot owner has not responded as to how he/she will correct the violations or has not fixed the violation, a certified letter will be sent to the lake lot owner giving a 14 day notice to correct. A picture of the violation will be sent with the certified letter.

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- c. If after the 14 days (from the date the certified letter was signed by the violator) and the lake lot owner has not responded as to how he/she will correct 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 in which the lake lot owner will bear the cost of the legal proceedings.

7. Mowing—Review map and photos 2020 to 2021 costs were over \$10,000. In an effort to reduce our common area mowing costs, we have outlined the scope of work for the contracted mowers and lake lot owners. **The following is the Scope of Work for mowers**

1. Grass to be mowed weekly in common areas not mentioned in details below.
2. Trail to be mowed bi-weekly including a 36" area on each side of the trail to include the picnic area and circle. The new trails forged by fixing the waterflow in 2021 will not be mowed. Those utilizing the extra trail areas are allowed to weed whack.
3. The trail entrance road to be mowed bi-weekly including a 36" area on each side of the road.
4. Weeds to be cut down around the windmills and the pump enclosures.
5. Weeds to be cleared on each spillway of the pumps.
6. Tree suckers growing from the base of the trees will be cut as low as possible. This only includes the areas around the monument sign and large area between Watersedge Circle and Lake Side Circle.
7. Mulch around trees on the Grounds with the Sign, and pull the mulch away from the trunk of the tree.
8. Fertilize and weed killer in the spring. Lake areas must be fish safe. The only weed killer recommended by the NRD and County Extension office is Rodeo.
9. Weed control on all drainage areas that lead into the lake. Only Rodeo to be used or similar lake safe weed killer.
10. Spray and kill all Ivy climbing on trees.
11. The cut grass must be removed from all roadways

It is noted that lake lot owners are responsible for mowing and maintaining (weeding) to the street side including any commons areas located around the coves for their access. THIS IS NOT A CHANGE. ONLY RESTATING THE RULES,

- Lake lot owner on south side of Bay Circle on the street side are responsible for mowing to Treasure Island Rd and up to the commons area access.
- Lake lot owner on the north side of Bay Circle on the street side are responsible for mowing to Treasure Island Rd and one half of the cove behind their property.
- Lake lot owner on the south side of Lakeview Circle on the street side are responsible for mowing to Treasure Island Rd and one half of the cove behind their property.
- Lake lot owner on the north side of Lakeview Circle on the street side is responsible for mowing to Treasure Island Rd as well as one half of the cove behind their property.
- Lake lot owner on the south side of the street of Fountain Circle is responsible for mowing to Treasure Island Rd and half of the cove at the back of her property.
- Lake Lot owner on the north side of Fountain Circle is responsible for mowing to Treasure Island Rd
- Lake lot owner on the east side of Watersedge Circle is responsible for mowing to Buccaneer Blvd including to the commons area access.
- Lake lot owner on the west side of Watersedge Circle is responsible for mowing to Buccaneer Blvd and to their common area of access.
- Lake lot owner on the east side of Lakeside Circle is responsible for mowing to Buccaneer Blvd and the commons area of their access.
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- Lake lot owner on the east side of Lakeside Circle is responsible for mowing to the Buccaneer Blvd and the commons area of their access.

- Lake lot owner on the east side of Shoreline Circle is responsible for mowing to Buccaneer Blvd and the commons area of their access.
- Lake lot owners on the west side of Shoreline Circle is responsible for mowing to Buccaneer Blvd and the commons area of their access.
- Lake lot owner on the east side of Treasure Island Rd is responsible for mowing to Buccaneer Blvd and the commons area of their access.

Tim Reicks moved to adjourn the meeting at 6:26 pm, hearing no objections, the meeting was declared adjourned

Respectfully submitted by
Teresa Dilts, Co-Secretary
Shelley Dartmann, Co-Secretary
Block 27, Buccaneer Bay