

**Minutes for the Annual Meeting of the Members for Block 27, Buccaneer Bay  
SBLLOA, Inc  
September 25, 2022  
Plattsmouth Community Senior Center  
308 S 18th St, Plattsmouth, NE 68048  
The meeting will be held on the upper level of the community center.**

**Check in 1:30 pm  
Start time 1:45 pm**

1. Meeting was called to order by Jerry Misiewicz, President at 1:46 pm
2. Review of Rules for an orderly discussion–Jerry to moderate.
  - Be Respectful, no yelling, name calling or foul language
  - One person speaks at one time. If you wish to speak, raise your hand. When you are called upon, stand, state your name and street you live on. Then voice your questions or concerns or suggestions to the Board.
  - Everyone has the right to participate in discussion if they wish.
  - Everyone has the right to know what is going on at all times. Only urgent matters may interrupt a speaker.
  - Only one thing (motion) can be discussed at a time
  - 3 minute time limit per point
3. Treasurer’s Report–Charles “Tim” Reicks, Treasurer–Total Expenses through 9/7/2022  
See pie chart
  - \$2755.84 Administrative expenses includes items such as stamps, new signage, paper, etc.
  - \$4087.35 Electricity–Windmills for aeration and pumps for wells
  - \$9000.00 Mowing and Weed Control
  - \$5936.41 Lake and Grounds–pump repairs, adding fish, water testing, etc
  - \$6728.24 Legal Fees–Lawsuit regarding easement of private road, covenants updated in December 2021, questions regarding resident concerns

Discussion point 1: It was noted that the residents would like a clearer picture of the specific breakdown of the expenses. While the pie chart provides a snapshot of what the expenses are, they would prefer to see a breakdown per allocation and compare it to the budget. Treasurer, Tim Reicks explained that he has the breakdown on his computer in Excel, but his computer crashed and the file was corrupted. He will email the breakdown to any resident who requests the copy once he is able to access. It was suggested that rather than Excel, would it be possible to use an electronic accounting system.

Discussion point 2: It was discussed that our largest percentage of expenses is spent on mowing and could we switch to native grasses and wildflowers in the commons areas to reduce the amount to be mowed. We have discussed this in previous meetings. We need a separate sub-committee established to begin the process as the current BOD and Lakes and Grounds are busy with the current state of affairs. The sub-committee would be responsible to organize, hold meetings, educate Lake Lot Owners as to the care of the native grasses and wildflowers and submit a budget to the BOD.

4. Architectural Control Committee Report–Jerry Misiewicz  
Copy provided at the meeting. It was noted that there aren't any further lots to be built upon and the requests will be for improvements.
  
5. Lakes and Grounds Committee Report by Chris Brazeal
  - On-going lake management will be continued with the committee
  - Aerators–need to be maintained. We will be removing the white stand up pipes which currently mark the aeration and adding two buoys marking their location. The windmills need to be greased and maintained. The committees will try to get done when the wind is not too strong. Chris will post a notice on Facebook when this will be done asking for volunteers. Estimated maintenance and improvements \$355.51.
  - Lake water testing mid-June every year before the 4th of July. There wasn't a report from any residents that we had blue algae so no spraying was done. Generally, it is \$800 for the chemicals to kill blue algae.
  - Trees need trimmed on the trail–Chris will post a notice on Facebook when this will be done and asking for volunteers.
  - Water levels– fluctuate depending on the pumps. The well company drilled ten feet deeper and didn't find additional water. Our pumps are maintained at pumping 225,000 gallons. We don't run them higher as it could burn up the pump. The pumps are turned off and on as the water level dictates. Chris needs the well maintenance records. He will obtain it from either Jerry or Jimmy Abrahms.
  - Adding fish–we add fish annually from Hastings Hatchery. Budget of \$2500 for adding fish. The BOD will discuss a higher budget during their meeting. Would like to add some crappie which was done a couple of years ago. This year we added bass. There was some discussion about the north shore of our lake being so shallow and the fish need some cover from birds eating them. A few years ago three structures were built and sunk for cover for the fish. We need a map as to where the three structures are. We will need to add a few more and will try to do that before it is too cold.
  - We are a catch and release lake. However, please do not put any of the catfish back in the lake. These can be eaten or discarded as are the carp, gar or any other invasive species.
  
6. ByLaws–
  - Add electronic communications as a form of contacting the lake lot owners– We currently spend about \$800 on mailing to the residents. Ballots distributed and votes collected. The vote passed.
  
7. Covenants–Discussion with Jerry Misiewicz
  - Amend the current Covenants to match the current By-Laws which is 75% of votes cast  
Ballot distributed and voting commenced. Ballots will be mailed to those not present at the meeting.
  - Add electronic communications as a form of contacting the lake lot owners– We currently spend about \$800 on mailing to the residents.
  - With mailed ballots allow 21 days for voting

8. Due to the several trespassers we've had this past year and with people dumping or riding mini bikes on the road, we'd like to discuss locking of gate. In addition, we are concerned with boats being taken to other bodies of water and bringing back zebra mussels infecting the lake. If our lake becomes infected with zebra mussels, we would have to drain the lake for two plus years.
  - The gate will be left unlocked during the traditional times of putting boats in in the spring and removing them in the fall. All other times the gate will be locked and if access is needed, the combination code will be given out and changed monthly or the lake lot owner can contact the Board at [sblloa.board@gmail.com](mailto:sblloa.board@gmail.com).
  - Update on Kappas/Gibbons—There has been a decision by the judge that appears to be favorable to us. However, a couple of items have yet to be decided. There may be a small amount left to pay in legal fees to conclude this case.
  - As far as the tree limbs and other debris that has been dumped, we are waiting to hear back from our attorney as to when it will be cleaned up. If not cleaned up soon, we will press charges.
  
9. Discuss ducks and what to do—We have been in contact with the Nebraska Wildlife and Rehab organization about rescuing the ducks and the snow goose with broken wings. Although, many people love watching the ducks, the covenants state that we don't allow domesticated livestock on the lake. We have had a few residents feeding them through the winter this past year, but feel it is necessary to see if they can be rescued.

Any additional business? There was a recommendation that we have one of our lake lot owners serve on the SID Board. We will discuss in the future, but we should at least rotate who attends the meetings.

10. The Annual Meeting of the Members was adjourned at 3:05 pm.

Respectfully submitted,  
Teresa Dilts, Co-Secretary