

**Minutes for the Board of Directors' Meeting for Block 27, Buccaneer Bay  
SBLLOA, Inc  
December 3, 2022  
At 1:00 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—Jerry Misiewicz called the meeting to order at 1:29 pm
2. Status of dues—We reviewed the paid dues report. Tim made a deposit before he left. He will review his list and make sure the dues that came in while he was gone are deposited and the list updated. A new list will be sent by Tim to the other BOD members.

Of note, two new residents paid at the closing of their property. Tim will verify that their payments were for the 2022-2023 dues and update the list accordingly. One owner has a lien for dues owed. They paid the past due and current dues, but not the penalties or lien costs. Tim is to send a specific letter to the owner to let them know that they still owe the additional assessed fees. Additionally, Tim will send out all past due notices and the notice of the penalty for non-payment of dues in the amount of \$7.34 per month or \$14.68 for November and December. Further, notifying the owner that there will be an additional \$7.34 for each additional month that the dues are not paid.

**New Business:**

3. Quicken and bank—Teresa purchased Quicken to begin the process of entering SBLLOA data into the accounting software providing the ability to report itemized income and expenses aka Profit and Loss Statements. Most of the data has been entered at this time, but awaiting the final dues reporting information. In addition, it was decided that Tim would continue his process of entering the data in his format. Teresa will begin training Tim as he is treasurer. BOD's goal is to report to the LLOA quarterly. The reports will be posted to the password protected website page to be announced by the end of the year. Jerry has begun testing. The BOD's goal is to be able to have the first report posted by January 15, 2023 and quarterly thereafter. It appears that the current Quicken program may not allow the full reporting required. Teresa and Jerry will research further.

BOD's goal is to establish the upcoming year's budget by August. We will start in July of each year.

BOD currently requires two board members to sign checks before a bill is paid. It is noted that before a check is signed, the bill we are paying is present.

4. Discuss and compare WoJo's mowing contract—Proposal was reviewed. Based on previous bids received at the beginning of 2022, the BOD will sign an approval of the estimate for a one year contract. Shelley made a motion to approve, Jerry seconded the motion to approve. All present voted yes to approve. Jerry and Lou will sign the acceptance. Teresa to send to Tony.

Further, we received a bill from WoJo's for the clean up of the branches from the Gibbons trespassing. The bill has been sent to the attorney for him to forward to Gibbons attorney so Gibbons can pay SBLLOA. Lou made a motion to go ahead and pay WoJo's for the clean up as the Gibbons will pay SBLLOA. Tim seconded the motion. A vote was held and all present voted yes to pay WoJo's.

5. Covenants:

- a. Violations-boats and trailers in driveways—second notice certified letters to be mailed 12/5/2022
- b. Garbage can violators who received letters this past summer need to receive certified letters for a second notice.
- c. Any other work trailers left in the driveways will need to receive a letter as well.
- d. Process for violations was reviewed.
  - 1, First notice—email or US Mail letter sent to owner. 10 days to respond.
  2. If no response-2nd notice: Certified Letter mailed via US Mail to owner notifying them that legal proceedings will be undertaken at the LLOA expense.
  3. If after 14 days no response, the matter will be referred to the LLOA attorney to take action against the owner.

6. Ducks and geese—Many owners have voiced concerns over the safety and well-being of the domesticated ducks and injured geese. The BOD will post a notice on FaceBook regarding the attempt to rescue the ducks. BOD will reach out to the Nebraska Wildlife Rehab Center to ask them for assistance. In the meantime Jerry is the only designated person on the lake to feed the ducks, maintaining a common place to gather. This will allow the Wildlife Rehab Center to rescue the ducks as a family. Notice to be posted to FaceBook regarding this. It is to be noted that the Covenants prohibit the feeding of the migratory geese by the residents. This will be noted in the FB as well.

7. Website—Jerry will create a password protected private page for posting accounting information on a quarterly basis.

8. Locking the gate—Jerry will get a new padlock with a key instead of a combination lock and get the gate locked.

Shelley made a motion to adjourn the meeting at 3:21 pm Tim seconded the motion. All agreed and the meeting adjourned at 3:21 pm.

Respectfully submitted,  
Teresa Dilts and Shelley Dartmann, Co-Secretaries