

# Minutes for the Board of Directors' Meeting for Block 27, Buccaneer Bay SBLLOA, Inc

February 5, 2023 via chat 5:45pm

**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 4:46 pm
2. Status of dues-Tim Reicks  
**All dues have been paid except for one check returned for insufficient funds. Owner needs to pay \$400+\$25 returned check + \$14.66 penalty plus an additional \$3.67 eah month thereafter.. (attorney to include in the letter regarding violation of penalty)  
Plus two others who owe the penalty of \$14.66 for paying their dues late  
Plus one from previous year who owes \$44 penalty and \$20 for lien filing  
Dues assessment will remain \$400 for this year**
3. Any old business: Quicken, Teresa—**Quicken has been set up per lake lot owners' request for more detailed reporting. Jerry will post the 1st quarter fiscal year on the password protected web page on sailboatlake..com**  
—Discussion regarding the ducks—they are being fed by someone on the lake. Also, the snow goose, seems to be no longer on our lake.

## **New Business:**

4. Review annual requirements list—This list is an on-going process and will be maintained by the current BOD and future BOD
  - Biennial state registration—due in January in odd years—2023,2025,2027 and so on.
  - Quarterly P&L/Graph will be submitted and posted on website (Jan 15, Apr 15, July 15 and Oct 15)
  - Tax Return needs filed by 4/15 of every year  
We currently have Tax Returns for 2017,2018,2019,2021 stored on the BOD computer drive. Tim will look for the 2020 Tax Return so we can store in the drive.
  - Set budget in July of each year. Need Lakes and Grounds Committee budget by July 1. Decide dues assessment for upcoming year based on budget.
  - Annual dues notice to be mailed by September 1 (2023 an actual bill will be sent.) Dues are due on October 1. Dues are past due as of November 1. After November 1 interest accrues at \$4.66 per month or \$44 a year. (11% per annum) A lien will be filed if not paid by January of each year. Interest rate continues to

accrue.

- Annual meeting for members—date set and members notified by September 1, 2022.
- Lake water testing in June of each year
- Windmills need maintained—cleaned and oiled
- Pumps need maintenance
- Additional fish to be added every summer
- Sign annual contract for mowing and weed control

5. Violations—status of letters from attorney to violators

**Discussion regarding various violations. When violators do not respond to the violations, the LLOA attorney is contacted for further legal action. All costs (\$300 an hour) associated with legal action will be the responsibility of the owner to pay the fees. We currently have three pending legal action.**

**One resident did not apply for ACC Request. Jerry is going to reach out to them for a signature.**

7. Court Case status

**The court case was supposed to have action taken the last week of January, however, it was delayed.**

**Jerry and Jimmy have supplied the answers to Kappas' interrogatories regarding the boulders across our private road in the fall of 2020.**

**Jimmy has obtained a large chain that he is going put across the road.**

**Meeting adjourned at 5:43 pm**