

**Agenda for the Board of Directors' Meeting for Block 27, Buccaneer Bay  
SBLLOA, Inc  
July 26, 2023  
6:30 pm**

**Attendees: Jerry Misiewicz, Lou Wiggins, Tim Reicks, Shelley Dartmann, Teresa Dilts and Chris Brazeal**

1. Call meeting to order—Jerry Misiewicz at 6:30 pm

New Business:

1. Budget: Lakes and Grounds Committee Information with Chris
  - Lake and Grounds Committee met with approximately 8 lake lot owners present.
  - A. The committee would like to institute an annual application process for boat owners to register their boat and obtain a SailBoat Lake sticker.. At this time, there would not be a cost for the application or sticker. In order to use any boat on the lake, the application process and sticker would need to be applied before the boat can be put onto the lake. This is similar to Beaver Lake's and Hawaiian Village's requirements. Tim Reicks will check into the cost of the stickers and notify the BOD of the cost. This excludes kayaks, paddle boards and peddle/paddle boats. This does include the small pontoons with trolling motors. To be discussed at the annual meeting on September 10. A special meeting to be held in March 2024 to discuss as well.
  - B. There was a report of blue algae in the lake. However, it was determined that it was not blue algae. Because of the extended length of the 100 degrees plus weather and the report from homeowners the lake will be sprayed two times this summer. Chris will order the necessary product for spraying. We have enough for one spray and when the part comes in for the sprayer, the lake will be sprayed. The cost o the product is \$510 per spray.
  - C. Lake water testing will continue to be conducted on an annual basis in June
  - D. Windmills maintenance—Chris will order the lead tubing needed for the bubblers and get it installed. The cost is approximately \$86 per bubbler. Teresa to email Chris the maintenance information for the windmills.
  - E. Pumps maintenance—

The east pump motor was replaced in April as it was not working properly. It was \$6065 to replace. The screens and pump area all need cleaned. We are waiting for Precision Well to clean. The estimated cost is \$2500. It is a 10 hp motor.

The west pump is a 5 hp motor. For a future project, we may need to change to a 10 hp motor and use the 5 hp motor for the bubblers.
  - F. Shed repair—needs new cement siding replaced at the bottom of the shed as it has rotted out. Ray Herek bid the repairs at \$600-\$650. The BOD will buy the paint to paint it. Teresa, Lou and Shelley will paint the shed when the repairs are completed. The drainage around the shed needs improved so the rain water doesn't sit and drain around the base of the shed. We will obtain a bid from GreenLife to install drainage and a small wall.
  - G. Rocking the road—The road needs rocked at the entrance gate to include the ramp and 100 feet past the ramp. Bids have been obtained and we will proceed in October/November 2023.
  - H. Silt ponds need to be filled in. Chris will obtain a bid. To be scheduled for spring of 2024.
  - I. Repairing the spillways—trees need to be removed from various spillways. Rocked areas seem to be adequate for the runoff. Teresa to check with tree company

- J. Erosion is a major problem with the lake. Home owners are responsible for maintaining their shoreline per the Lake Rules. The island is overgrown with trees that are falling into the lake. This problem will be re-visited by Lake and Grounds in the near future.
  - K. Chris will be working on the annual state report for monitoring our water flow.
  - L. In the future we may need to rock the north shore line between Fountain Circle and the lake road.
  - M. In 2018, we shocked the lake (approximate cost \$1500) to rid the lake of the invasive carp we are experiencing. When the lake is shocked with electricity, boats go around and capture all the invasive species of fish. They can then be discarded. All the fish that we like to keep in the lake are left in the lake and recover.
  - N. We need a new sign on the gate and at the ramp reminding people of the problem with Zebra mussels.
  - O. The ditch between the entrance of the road and the railroad tracks where the draining tube is, needs to be weed-whacked and included in our mowing on a monthly basis. Teresa notified Tony of the request.
  - P. Possible boat dock was discussed, however, our liability insurance premiums would triple with the addition. We will not pursue.
  - Q. Rocking a parking pad for the entrance of the road was not discussed, but will be deferred to another time.
2. Messaging for Lake Rules—annual announcement and review on FB. A letter to each resident. Lake Rules will be updated and sent with the dues and meeting announcement (shelley to update Lake Rules)
  3. Locking the gate—Lake and Grounds Committee will help the BOD with locking and unlocking. This season the gate was not monitored, but, with the new sticker process, the gate will be kept locked and monitored.
  4. Budget: Reviewed and not voted
  5. Budget: 2023-2024 major projects—vote for the above special projects Two budgets were presented. No vote was taken.
  6. Posting financials to website—include Balance Sheet and P&L and comparison to budget set beginning in Sept 2023 No vote was taken
  7. When do we want dues letters mailed with meeting notice and proposed budget? By August 28, 2023
  8. The Annual Meeting is scheduled for September 10, Sunday at 1:30pm and end at 2:45 pm at the Plattsmouth Comm Center, Upper Level Senior Center. We have access at 1 pm for set up.  
Topics: Terms for BOD Secretary position will be open Oct 1, 2023.  
Budget for 2023-2024  
Plans for Lake and Grounds

Any other new business:

Violation letters to be mailed to homeowners who have been violating the lake speed rules of No Wake Lake or 5 mph. This is necessary to help with the erosion problem. Signs may be purchased to be placed around the coves as a reminder to all boat owners to obey the speed limit.

Meeting Adjourned at 9:23 pm