

**Annual Meeting Notice of the Members for Block 27, Buccaneer Bay  
SBLLOA, Inc  
September 10, 2023  
Plattsmouth Community Senior Center  
308 S 18th St, Plattsmouth, NE 68048  
Start time 1:30 pm  
End time: 2:45 pm**

**Accomplishments**

**September**

- Transitioned to Quicken
- Updated By-laws
- Repaired and cleaned aerators
- Installed yellow buoy balls
- Monitored legal proceedings to protect our private road from trespassers

**October**

- Tried covenants change which failed due to lake lot owners not voting
- Dumped branches on the trail
- Sailboat Lake sweatshirts

**March**

Restocked fish in the lake

**April**

- Replaced faulty pump/Electrical and deepened the well.
- Dealt with a rude resident yelling at a board member while they were walking their dog.

**May**

- The same rude resident and wife from April used a long stream of profanity against a board member
- Installed new solar lights next to the Sailboat Lake freshly repainted sign.
- Board member fixed and painted the long-broken sailboat figure

**June**

- Tested lake water

1. Meeting called to order by Jerry Misiewicz, President at 1:34 pm
2. Treasurer's Report—Charles "Tim" Reicks, Treasurer  
Present budget for 2022-2023 Expenditures Total expenses \$24,550  
Balance Sheet presented—Checking and Savings balance \$23,551.08  
Present budget for 2023-2024 see attached report
3. Lakes and Grounds Committee Report—Chris Brazeal
  - On-going lake management see attached report for details
  - Aerators
  - Lake water testing mid-June every year
  - Re-stocking annually
4. Lake Rules  
**Proposed:**
  - Add to Lake rules:**
    - Register boats of obtain SBLLOA sticker
    - Must sign an agreement on the registration form attesting that they will follow Lake Rules
    - Locking of gate
    - State registration is required to put boat on the lake.

### **Additional topic**

- Discussion regarding No Wake Lake and the erosion of shoreline and island (budgeted \$5000 see above)

#### 5. Architectural Control Committee Report–Jerry Misiewicz

Ten requests and one denial

#### 6. Lawsuit update

- Entering arbitration–this was court ordered
- Discussion about attorney’s fees increases with violations.  
The BOD sends three letters giving the lake lot owner the opportunity to resolve the covenant violation. If there is no resolution, our attorney is contacted to send a demand letter. If no response, then we must determine whether we go to court or not. This action would cost approximately \$2,000 to \$3,000 per case.

Discussion centered around what action the lake lot owners could take to resolve this issue. It was determined that we would need to change the covenants. It was suggested that owners send ideas of how we might change the voting requirement thresholds to [sblloa.board@gmail.com](mailto:sblloa.board@gmail.com)

- #### 7. Nominations for secretary – No nominations were made. If anyone is interested, please email [sblloa.board@gmail.com](mailto:sblloa.board@gmail.com) with their name.

8.. Meeting adjourned at 2:45 pm