**Minutes for the Board of Directors’ Meeting for Block 27, Buccaneer Bay**

**SBLLOA, Inc**

**February 12, 2025**

**At 5:30 pm**

Attendees: Chris Brazeal, President; Larry Ortegren , Vice President; Kathryn Bruner, Treasurer; Jerry Misiewicz, , Co-Secretary, Rick Garn , Co-Secretary;

1. Call meeting to order—Chris Brazeal

The meeting was called to order at 5:36 pm by Chris Brazeal, President

New Business:

Here’s a summary of the meeting minutes from February 12, 2025:

1. **M.U.D. Water Project Update**—New water lines for the city of Plattsmouth are crossing and being buried on the west end of the HOA Common Area behind the clubhouse. Tree clearing has started, but the final layout is still uncertain. The board is monitoring progress.
2. **Property Liens**—Two liens were filed for unpaid dues. We discussed renewal timelines and collection strategies.
3. **Lake Lot Owners Association Nonprofit Registration**— The renewal has been filed, but a change of agent is required to address mismatches and technicalities. This is a separate request that has been submitted (cost $30.00).
4. **Lake Lot Owners Association Property Tax Increase on common grounds—**Taxes have increased by 416%. Board members plan to contact the assessor for justification and potential appeal. This is still being researched, and it appears that there is only one person we can contact to ask about this, and they have been out sick.
5. Follow up on 2-18-24 with Cass Cty Assessor to discuss the extreme increase. There are 6 parcels registered as Sailboat Lake Common Ground. Board members met with assessor and reviewed all 6 parcel tax statements. Three out of 6 may qualify for a rate decrease. Assessor is preparing our case and submitting to Cass Cty Treasurer for review. More to follow. (Side note: common grounds have not been assessed since 1999 as the fault of county which plays a huge role in the increase.)
6. **Secretarial duties** – Jerry will bring Rick up to speed with these duties.
7. **Sailboat Lake Website** - training for Rick as backup.
8. **A proposal to convert current website domain to Wix** Website Builder for better usability is being considered. Discussion as to domain name and web hosting fees is on going.
9. **Violation of HOA Rules Notices** – Complaints about a parked pontoon in resident driveway A letter will be sent to the pontoon owner.
10. **Dog poop reported on the trail –** We have a sign asking that members clean up after their dogs. Plain and simple, it’s not neighborly to not pick up your dog's feces. One of our concerns is that after rain, the poop will end up in the lake.
11. **SBLLOA Pontoon boat -** will be parked at Lou Wiggins dock and available for annual lake care and maintenance.
12. **Zero fish were purchased this year due to the purchase of a community pontoon.** - Due to the abundance of catfish, residents are encouraged to keep all the catfish they catch. All other fish are to be considered “catch/release”.
13. **HOA Legal Fees –** Over $10,000 was spent in the last fiscal year, with total legal expenses since 2021 exceeding $26,000.
14. **OPPD 3.5% increase**
15. **Annual taxes to be filed with Lengemann & Associates, PC in Plattsmouth**
16. **Financial Update – Savings: $7404.38 , Checking: 22,772.32**
17. **United States Liability Insurance ($868.00) Community Association D&O-** Protects nonprofits. board members from accusations or lawsuits from homeowners.
18. **CNA Surety Insurance ($257.00 annual)** Protects HOA from theft, fraud and other dishonest acts i.e. theft, forgery, funds transfer fraud, computer fraud
19. **HOA Common Ground** Mowing ~ New Contractor Gabe’s Mowing will save SBLLOA $2784.00 per year.
20. **Purchasing a new laptop for the treasurer's duties was also discussed.** This will simplify the hand off of data when there are HOA Board changes.

The meeting adjourned at 6:42 PM. Let me know if you need a more detailed breakdown!