

## SBLLOA Quarterly Meeting Minutes, 1st Quarter, 11 Feb 2026

### Attendees:

Chris Brazeal, Board President  
Larry Ortengren, Board Vice President  
Kathy Bruner, Board Treasurer  
John Melito, Board Co-Secretary

### Not able to attend:

Rick Garn, Board Co-Secretary

Meeting called to order by the Board President at 1715 hours

### Financial Report:

4th Quarter Expenditures \$3,427.69

- Reviewed and approved by the Board

Assets as of 23 January 2026

- \$54,022.95 combined from checking and savings accounts

### Old Business:

Architectural Comity requested approval for boat lift to be converted to a dock

- No change to size of dock conversion which remains within the convenance guidelines
- Board approved the request

### Open Items:

Residents questioned tree trimmings placed in the drainage ditch along the walking trail

- Trees trimmed by the Railroad with debris put in the drainage ditch
- Drainage ditch is within the Railroads easement limiting the Boards ability to intervene
- Drainage ditch was inspected by Board members
- Drainage will be monitored by the Board and addressed as necessary

### Delinquent HOA Dues:

- 1 Resident is delinquent on HOA dues
- The Board has engaged a Lawyer to receive delinquent dues
- Liens on the property have been filed and the homeowner has been notified

### Boats being stored in Driveways:

- Convenance violations were discussed by the Board members
- Letters of convenance violation will be sent as needed to the homeowners involved
- Board will monitor progress and address as necessary

### Annual Taxes:

- Taxes assessed for the common areas for the 2025 tax year

- Actual tax bill is \$322 higher than the estimate on 6 common area parcels
- The Board noted no discrepancy in the bill due to the County tax calculation fluctuation from estimated to actual tax bill
- The Board will pay the taxes by the due date

Meeting adjourned by the Board President at 1835 hours