

SBL Board Meeting
11/15/23 Minutes

Meeting Commenced: 7:42 (motion approved and second)
Attendance:

Board Members Present

John Elias	No
Eric Fernandez	Yes
Joe Helsing	No
Stephanie Johns	Yes
David Gerali	Yes
Paul Segar	Yes
Igor Staron	Yes
Vicki Chriske-Hines	No
Kristin Soukup	Yes

Minutes approved from previous meeting,
Motion- Kristin
Second- Paul
Approved

Treasury report:

Eric is present.

Information was sent to the board.

Balance sheet of assets, have 191,528.00 Total liabilities and equity.

For the year we have revenues of 82,062.32. Total expenses are 48,407.74. The excess of Revenue over expenses 33, 671.89

Motion to approve: Stephanie

Second: Paul

SBL overdue association fees: There are 12 outstanding homes that are delinquent.

Eric will follow up with Marta in sending letters to these people.

The letters will be sent by registered mail. Will give them until the end of November to pay by. If there is no payment, it will go to an attorney.

7 Brandywine Road. There are several code violations. Dave has been working with the village and the police extensively for well being checks.

Member renewal:

[Eric Fernandez](#)

Motion: Paul

2nd: Igor

Stephanie

Motion: Eric

2nd: Kristin

John is not present so we will determine his continued interest next week. .

Maintenance issues voted on remotely:

Tree removal at the beach and one at the entrance on North Liberty.

Street light issue:

Street light on Brandywine. It is flashing. It is not a bulb, it is another issue. Dave Valentino fixed it. \$150.00
The LED lamp had issues.

Architectural review:

As of today and since our last meeting, the SBL Architectural Review Committee has issued the following approval letters and no rejection letters:

17 Lexington: driveway remove and repave project

21 Lexington: exterior siding remove and replace project

28 N Liberty: roofing remove and replace project

15 Revere: roofing remove and replace project

14 Lexington: siding revision (horizontal to vertical board & batten style) to original new construction plans

A resident of Concord wants to do a new driveway. Also wants to replace the post lights.

A discussion was held on the by laws and the architectural approval path. It was determined that we need to update the by laws and have an updated list of things that are allowed or not approved in SBL.

We will put this on the agenda for a discussion at the next meeting.

Holiday lights will be installed the weekend of November 24th.

Lake information: Dave is reaching out to the other subdivisions and seeing who they use and what they feel is going well. He will bring proposals in hand so we can review to possibly narrow it down to having the companies come for a presentation if we decide to go with a different company next year.

Gazebo Roof:

From Igor (Elite Home) for an architectural shingle like GAF or similar the cost is \$4,800.

The other quote from another roofer was \$6,800 for the same. For Cedar shake (existing roof) or DaVinci composite shingles the cost was \$15,000, from Igor.

The other roofer quote received was \$21,800 for cedar.

Motion to approve: Paul

Second: Eric

Approved

Trunk or Treat:

There was less of a turn out this year. They only had 5 cars signed up for the "trunk" part so that was canceled. They did still have the activities but again the turnout was very low.

We need different ideas for next year.

Paul suggested that we have people set up tables and hand out candy at the gazebo. We could call it a table treat.

Meeting Dates for 2024:

January 17, 2024

March 20, 2024

May 15, 2024

July 17, 2024

September 18, 2024

November 20, 2024

Adjourned 9:06

Motion to adjourn: Stephanie

Second: Paul

Approved