

**Cherokee Shore Owners Association**  
**Monthly BOD and General Meeting January 13, 2024**

**In attendance**

Vincent Perucca – President

Robert Burroughs – Special Projects Director

**BOD meeting**

President Perucca called the meeting to order at 9:54am

President Perucca acknowledged the resignations and receipt of keys for directors Jeannie Wilson, John King, Robert Garcia, and Gary Wilder

President Perucca in accordance with the Bylaws, Art. VI, Sec. 5, nominated John Carroll for the board, Robert Burroughs agreed. Mr. Carroll accepted the nomination.

President Perucca nominated Johnny Warren for the board, Robert Burroughs agreed. Mr. Warren accepted the nomination.

John Carroll and Johnny Warren took their place with the Board of Directors.

President Perucca announced that an Emergency Meeting would be called for next Saturday morning.

Director Burroughs announced that the ARC Chairperson had also resigned.

President Perucca announced that he would act as interim officers for those missing until volunteer/appointments could be found.

Meeting adjourned at 10am.

**In attendance**

Vincent Perucca – President

Robert Burroughs – Special Projects Director

John Carroll

Johnny Warren

**General meeting**

President Perucca called the meeting to order at 10:10am

He opened the meeting with the Pledge of Allegiance

He announced to the community that the prior board resigned, and two new directors have been appointed. He stated that the board was also looking for an ARC Chairperson.

He announced to the community that past minutes/financial report copies were not available due to the office closure for the week. He made a motion for them to be presented/voted on at the next monthly meeting. All directors voted "I". Decision passed unanimous.

President Perucca then moved to the sign in sheets for those members that wanted to speak.

Karen Sanders discussed several concerns; 1) minutes and financial reports being posted to the website prior to approval. 2) The minutes/decision for 2 text meetings posted on the website in which the President was not a part of. President Perucca stated he was not aware of the meetings. 3) The document regarding replats being provided to the community, that has President Perucca's name listed as President, but does not contain his signature. 4) The financial report did not reflect collections as requested in the last monthly meeting. 5) The financial report letter that repeatedly states what great financial shape the community is in, reserve funds, and considering investing. She then stated that the investment is and should be the community.

President Perucca addressed and spoke on each of her concerns separately: 1) he agreed; 2) he agreed that he should know about, and be involved in meetings/decisions made; 3) he believes the board should sign off on replats, and he disagreed with the board on the vote of not signing the replats; he is going to discuss this issue with the attorney; 5) he believes we are financially sound, but that we need a budget to see how sound; he believes our surpluses should be spent within the community

Manuel Gonzalez made a motion to shut this place down and have the county take over the roads. President Perucca stated that he is opposed to this idea. Frankie Bazilewich asked for a show of hands for those in favor, but there was no response.

Bully Martinez asked for confirmation that resignation letters were received from each director. President Perucca stated yes, letters were received, and keys and devices had been surrendered.

Phyllis Wynnhangar asked about the status of her box blade. President Perucca stated a decision would be made in a week.

Victoria Smith presented a website asphaltzipper.com. She asked the community to go to roads, and then roads repair. She suggested the community look into the equipment to repair/maintain the roads. She offered to pass on the contact information for the machine.

Chancey and Cannon stated his question regarding roads had already been addressed. He has been blading his own road so he can get in and out. He lives on Longhorn.

Denita Craft asked if it was allowed for a property owner to work on a county road. The board responded, no. She was inquiring about Kanawka and stated she has attempted to contact the county, and the office. The board discussed that they do not know if Kanawka is a county road, and they will look into it.

Frankie Bazilewich suggested going to county website, road maintenance, and filling out the form. She suggested printing it, and if road did not get repaired, to then take it to the county office located on Hwy 175.

Lou Warren stated that the community does not have a revenue problem, but that we have a collections problem. He told the community everyone needs to get involved. We are a property owners association, and come/participate in meetings with ideas and discussions. Karen Sanders asked to interject, and read from the Bylaws, Art. IV, Sec. 8. She stated to the community, "if you don't like what is going on in this community, it is your responsibility to get involved". Mr. Warren encouraged the community to get acquainted with the Bylaws and Deed Restrictions, and to get involved in the community.

Frankie Bazilewich asked if the website had changed. Her question was answered by many with a "yes". President Perucca stated that the new website is [cherokeeshores.org](http://cherokeeshores.org).

Frankie Bazilewich made a motion to adjourn the meeting. Director Carroll made the second. President Perucca adjourned the meeting at 11:03.

