

Cherokee Shore Owners Association

Special Meeting January 20, 2024

In attendance

Vincent Perucca - President

John Carroll - Sanitation Director

Johnny Warren – Roads Director

Not in attendance

Robert Burroughs – Special Projects Director

President Perucca called the meeting to order at 9:32
First order of business is to fill vacancies on the board.

President Perucca made the motion to nominate Raul “Bully” Martinez
Director Carroll seconded the motion
Motion passed by unanimous vote

President Perucca made the motion to nominate Mark Lancaster for Financial Director
Director Carroll seconded the motion
Motion passed by unanimous vote

President Perucca made the motion to nominate Karen Sanders as officer of secretary
Director Carroll seconded the motion
Motion passed by unanimous vote

At this time, any questions regarding financials, will first go to the President, then to Financial Director, then the Board.

President Perucca made the motion to require two signatures on the Promissory Payment Plans for property owners in arrears.
Director Martinez seconded the motion
Motion passed by unanimous vote

President Perucca made a motion to table the “access to complaint form” until the next monthly meeting.
Motion was seconded
Motion passed by unanimous vote

President Perucca made a motion to require two signatures on Release of Liens that have been satisfied

Director Carroll seconded the motion

Motion passed by unanimous vote

President Perucca made a motion to table release of lien for Reed property pending further investigation.

Motion was seconded

Motion passed by unanimous vote

In accordance with Bylaws, Article XI, section (b): accounting and controls should conform with established American Institute of Certified Public Accountants guidelines and principles, a segregation of accounting duties should be maintained and disbursements by check shall require two (2) signatures which will be the Secretary/Treasurer, the Director of Finance or the President. President Perucca made a motion for signatories on the bank account to be President, Vinny Perucca, Financial Director, Mark Lancaster, and officer of secretary, Karen Sanders.

President Perucca made a motion to replenish the \$5,000.00 retainer for the association attorney.

Motion was seconded

Motion passed by unanimous vote

President Perucca made a motion for a budget of \$5,000.00 for roads.

Motion was seconded

Motion passed by unanimous vote