

Cherokee Shore Owners Association

Special BOD Meeting

March 27, 2025

In attendance

Directors

Director John Carroll – Sanitation

Director Mark Lancaster – Financial

Mike Sims – Parks and Pools

Johnny Warren – Roads

OPEN POSITION – Special Projects

Officers

Karen Johnston – President

OPEN POSITION – Vice President

Ashley Chambers-Sec/Treasurer

Board of Directors Meeting

Call to order – 6:04

Read Meeting Norms – The board waived the reading of the posted meeting norms.

Sanitation

Review of March Action List

Director Carroll reported that the building roof had been completed. President Johnston discussed attendant's report of no internet/working cameras. Director Carroll will look into the report. Director Carroll confirmed that we do still have a metal dumpster, and that he is looking into other more profitable option.

Parks & Pool

Review of March Action List

Director Sims reported that the park maintenance has been completed. President Johnston discussed looking into solar LED flood lights. Director Sims and President Johnston presented a quote from Playground Boss for playground equipment. President Johnston made the motion for board to accept up to a \$40k budget. The board discussed wanting additional equipment not provided in the quote, and requested for a budget up to \$60k, and financing for 60 months.

President Johnston made the motion for a budget up to \$60k to purchase playground equipment to be financed over 60 months.

Director Carroll - yes

Director Lancaster – abstained, stating there was not enough information

Director Sims - yes

Director Warren – second

The motion for a budget up to \$60k to purchase playground equipment to be financed over 60 months passed 3 to 1.

President Johnston discussed it being time to talk about dock/gate passes and entry. She reported that she will reach out to someone about card key entry.

Special Projects

Review of March Action List – did not get to this

Financials

Discuss/accept 2526 FY budget

Secretary/Treasurer Chambers presented to the board the 12 month spreadsheet, and proposed budget. The board discussed/agreed that \$15k would remain in the general account, the remaining would be moved to the savings/capital expenses account, and \$20k in the working account.

President Johnston made the motion to approve the 2526 FY Budget as presented.

Director Carroll - second

Director Lancaster - yes

Director Sims - yes

Director Warren - yes

The motion to approve the 2526 FY Budget as presented, passed unanimously.

Review of March Action List – did not get to this

Roads

Discuss next steps for CS roads

President Johnston discussed her meeting with Commissioner Tuley regarding bids received, and the scope of work of each. The top three bids were already not financially feasible without the grinding of the roads, and adding hot mix. She presented the amended ETX Property Bros bid with hot mix, to include the resurfacing of the courts.

President Johnston made a motion to accept ETX Property Bros quote for roads of \$245, 800, and the court resurfacing of \$37,000.

Director Carroll - second

Director Lancaster - yes

Director Sims - yes

Director Warren – yes

The motion to accept ETX Property Bros quote for roads of \$245, 800, and the court resurfacing of \$37,000 passed unanimously.

Review of March Action List

Director Warren reported that the roads dept needed (2) shovels, and grease. He would text Ed to purchase those items.

Adjourn – 8:12