

MINUTES
FOXFIRE VILLAGE COUNCIL
Special Meeting
April 24, 2025 ~ 6:00 PM
Village Hall Meeting Room

1. **Call to Order:** Mayor Gregorich called the meeting to order.
2. **Members Present:** Mayor Pro Temp Janet Nauman and Councilmembers Mary Gilroy, Warren Morgan, and Don Nelson
3. **Other Present:** Connie Bhimireddy, Lydia Conard, Evelyn Baerje, Kevin Poole, and other Village residents

Mayor Gregorich opened by saying: “this meeting is dedicated specifically to questions that people may have regarding the parking on Foxfire Boulevard. We've been trying to research a lot of the history of what was going on here and whether there were understandings or verbal conversations. Not a lot is documented as far as the original agreements, as far as exactly what was supposed to be happening here. I know in our last meeting someone had made a comment that we working with the HOAs and I have to admit that we didn't and we thought that we were fully in control of the parking on our village streets which we are on every other village street where we have control of parking, traffic, and speed limits. I want people to understand that it's not like we were trying to do something without consulting you. We thought that it was our right to inform you of things that we were changing. There have been a lot of nuances to the way this whole thing has evolved between the deeds. We do have attorneys and specialists looking at who has rights and what rights belong to which parties as far as street control and the language in your deeds. Again, this goes back to the 70s so we are doing nothing until we get definitive answers from our attorneys and from other specialists in government. I just want to make people understand that these streets were dedicated to us in 1977 and with that dedication, nothing has changed. As far as I know there was some talk about this being a private driveway. That part of Foxfire Boulevard is not a private driveway; it is a city street. I want people to understand that the two lanes going in and the one lane going out is a city street. It is marked as one-way. I know our police department has been correcting people who have been pulling in the one-way. I don't know why they can't see the sign, but it is marked as a one-way street. The intent of this meeting is to ask any questions. We probably don't have answers, but we will take questions from people as far as what we're trying to do. Again, it's a safety issue that we were concerned about, especially when it relates to cars that are kind of not pulled in all the way and they're blocking or impeding probably a larger vehicle from getting through on the road. That especially with the three new homes being built at the end of the street is a big concern.

I'm going to open it up again if people can come up to the podium just state your name and address. If you have questions we'll talk about it. Please keep it as simple and sweet and short as we all want...please keep in mind that we won't be doing anything without further instructions as far as legally what can be done.”

Debra Bhimireddy spoke. “I just have two questions; you just mentioned the concern that you had about vehicles not parking deep enough into the median area. That's never been expressed to us or the HOA. It might help the council understand that it's one plot of land. It's a building A smaller building, C is the larger, but they operate as separate HOAs. So, if someone says they're the council or the chairperson that's why to correct the meeting minutes from long ago in 2017 it said that mom Beckie Pahner managed Building A, that was incorrect. It was always Guenther Baerje over building A and Beckie Pahner was over building C.”

Gregorich: “Which building is closer to the club?”

Bhimireddy: “The larger building, C”. That was the main one is if the town has concerns at any point over the past seven years no one's contacted us by single email or by phone call.”

Gregorich: “I think the issue there was is that it didn't really matter because no one was using that street because there was nothing else except the condos on the street until these three new homes being built. There were no other considerations that were made. If people wanted to block their neighbors from going down the street we wouldn't have even known. Now that there's three homes being built there's now more people who are going to be using that road because it is a road.”

Bhimireddy: “Yes I see your point, Thank you”.

Kevin Poole spoke: “One thing about the three new houses going in is which I think is fine. I'm just wondering if the council has thought about after they pull in on the two-lane road that there might be a

paved road crossing the median so that they, whoever owns one of those three homes, don't have to drive all the way down to the clubhouse and make a U-turn. It seems like oh my house is right there, why can't I just cross over the median. I think there would need some sort of a paved or gravel to indicate a place That's a suggestion to the council”.

Gregorich: “We didn't want to break up the boulevard because we wanted to be able to perhaps improve the boulevard with plantings or trees as an entrance way to Foxfire and the club. But as a main boulevard and because our land use plan says that we should be embracing our boulevards.”

Poole: “I'm in favor of improvements to the boulevard that you may want to do, but I think if you could provide the three homes there a shortcut where they didn't have to go all the way up to golf course parking and turn around there and come down, we would have appreciated that.”

Gregorich: “Yeah, it's not that far down. We decided to actually not to do that because we thought adding more plus the radius is a pretty tight compared to going all the way down. We just wanted to have it go down to the end of the street and turn in because it's not that far truly.”

Poole: “It's not like they have to drive a half mile to drive to their house and. they go another couple blocks then they have to go a couple blocks back and then pull into house. Especially for the house that's closest to Hoffman Road.”

Evelyn Baerje spoke: “My husband and myself bought those units to help us because we owned a small business, and we were not going to have a retirement. You know we never worried about parking because it was in the deed and the bylaws.”

Gregorich: “Bylaws of what deed?”

Baerje: “We had bylaws in two associations building A and building C” Documentation was presented.”

Unintelligible dialogue,,,,

Baerje: “My question is if you guys are planning to take the parking what do you guys have in mind? Are you going to move us someplace else and build a parking lot for us because it will be on your Responsibility. You cannot just take that from us If you're going to take that from us and don't do anything you will need to come and buy all the units because the units will be worthless with no parking.”

Gregorich: “That's what ours are looking into.”

Conard: “What Evelyn just said basically is that and signage you know we've all had a lesson in the highways and how they changed with highway 211 going through the county encroaching on US one. People now having to drive a mile to turn around and go back to get in their driveway. We also want it to look nice and why can't we work together with the parking situation we have presently to come up with a solution that would make everybody happy and keep us with our parking rights. If they're taken away, then you're taking all the value of our property away. So also, in the letter that we were sent it was not really about beautification, it was about safety issues. Is there data? Do you have data from the police officers showing that there is a problem, a safety problem?”

Gregorich: “It’s basically when cars were not parking all the way in, a safety vehicle like a fire truck or an ambulance could have trouble getting by.”

Conard: “Okay So once we notify all of our tenants and ourselves to make sure that we park fully in spaces that are allocated, is there a problem other than that?”

Gregorich: “That's the first one, the biggest one. The biggest concern that we had was safety vehicles being able to get through when they need to.”

Conard: “Okay So it had nothing to do with the three houses that they built?”

Gregorich: “No, it does have to do with that because that’s the big change now. We have three additional property owners.”

Conard: “We have 32 tenants in the properties. We have bedrooms for 72 people and could conceivably have 72 cars, but we don’t. That is in our in our rules and restrictions that two cars per two per unit Sorry it's one car and we're nowhere near that. You're adding three homes that might have two

people each of them. They'll be in their driveway or in their garage. I mean I don't see where they become an issue."

Gregorich: "They're an issue only for safety vehicles getting to their properties."

Conard: "Maybe I misunderstood, you indicated that one of the problems was the vehicles not parking fully, in that was the problem. You mentioned that the three houses increased traffic. We have many more people going up and down that road every day. We've never had an incident that I'm aware of. Is there data? Have they done studies, have the police?"

Gregorich: "No, it was in increase in the use of the road because there's now more people that are going to be using that road and it is a road, not a driveway."

Conard: "Right I understand that but as I spoke with previous council members and when it was done, they envisioned it to be our driveway, and it says condo parking only on the driveway. It doesn't say for condo owners only, explicitly for us. They put that sign up showing that it was."

Gregorich: "A lot of stuff was done that was a little...again it's a public road."

Conard: "I understand a public road that has our parking rights on it. So how do we address the issue? What are your ideas other than closing us down? What have you thought about?"

Gregorich: "Where do you think you would put 72 cars?"

Conard: "Well we don't have them, so we've never had to worry about it."

Gregorich: "What would you do?"

Conard: "I don't know I'd have to tell somebody they couldn't park there probably."

Gregorich: "Where would they park?"

Conard: "Where would they park? Probably in the parking lot, our land that belongs to us. Or shut down the corner and take our land back that belongs to us would be one possibility."

Mayor Pro Temp Nauman spoke: "Let me ask you a question. So, you're saying that a portion of the parking lot that the maps indicate is on the golf course. Someone said, don't ask me who, I can't remember, the new owners of the golf course were not going to allow the condo owners and residents to park their vehicles in that parking lot anymore.... Have the new owners been told that you own that section?"

Conard: "I'm certain they are doing their due diligence. If they don't know, it is their problem not. Part of that parking lot exit belongs to us."

Nauman: "The exit? Does the parking lot portion of the parking lot?"

Conard: "Yeah, I mean I hope we can all work together. I would like to see all three entities come together to work to make something nice for the village."

Nauman: "You used to have three buildings there, correct?"

Conard: "There were, and one burned down."

Nauman: "What about the property between the two units? Do you own it?"

Bhimireddy: "Do you want me to clarify that the way that condo unit ownership is in real estate whenever I purchased, my mom described it to me as the six walls in theory. But in essence the deeds and things that you have or the full ...deed your attorney spoke about, if there were eight condo owners they owned their six walls of airspace and the land underneath. That so why the county record still shows one eighth ownership. So, in theory each should have due process letters that you clarify that we were taking because even though they don't have the improvement on the land they still own the land right with the parking right. So, if they ever want to rebuild, that right is maintained because it runs with land ownership under their eight deeds. The HOAs are separate and building C can't tell building A what to do with their land right."

Gregorich: "Who manages that property where Building B was?"

Bhimireddy: “My mom never knew. That fire was before mom was there.”

Gregorich: “There are a lot of trees and shrubs that are growing really into the road and getting very close to the road. Does the HOA even exist for B anymore.”

Nauman: “Could A and B A and C purchase that property and turn it into a parking lot?”

Bhimireddy: “I can only speak for myself I, I don't want to speak for the HOAs but I wouldn't be interested in doing that as an investor. I was just going to mention the other big concern, whenever mom was managing. Between 2010-2020 was when the septic system was seeping sewage on to the golf course or something or compromising something with the golf course. It was a big effort of hers to learn all about the septic system. That was around the time that the state inspector said it was considered a commercial apartment building that has to have the state inspections. It was their recommendation at the time to never do anything to the septic system because if it failed again, we would need more laterals and maybe have to look at using our common land around B for laterals So it's really just a nonviable option.”

Gregorich: “Isn't there another parcel to Building A?”

Baerje: “It slopes down very narrowly; it's only a driveway and it goes around the back. When my husband was the president of the association, it came out for auction because the taxes haven't been paid. When my husband went to the auction and he came back I looked at the names and they sounded familiar. There were the names of some of the past president vice president treasurer. When we put it Together, we realized they bought that lot, but they didn't tell us or the former president they were auctioning. Then we paid all the back taxes, and it still has the names of all the past owners. I have to get an attorney and put it on the name of the HOA in transition.”

Gregorich: “So, you are the single owner of A and the land around A?”

Baerje: “There are several owners, eight. All of us own that lot and pay the taxes yearly, and I have to just make sure that I change the name of that lot. Instead of being the name of the owners, to be the name of the HOA so there is no misunderstandings. When the condos were built, that piece of land in front belonged to somebody else. There is no place for a parking lot because it's narrow and it will be very expensive for the city to have to put a parking lot there for us.”

Bhimireddy: “We are for this beautification effort, we're happy about this and will even pay for the bushes. But it cut our parking in half already from what was intended for three buildings when we only lost eight.”

Gregorich: “We were under the impression that the condo HOA's would maintain the bushes.”

Bhimireddy: “I'm happy to provide all the records I inherited from the HOA records which of course we passed on to the new management in her records of her 2018 budget the 2019 budget the 2020 budget. I don't know about the current recordkeeping and who does that with our HOA but all of those showed no line item for any maintenance of any portion of that. That's why we've always been frustrated as the HOA. In the town's perception it's labeled condo parking only but then the town doesn't maintain it. It's been very discouraging. Mom at the time was furious that there wasn't any disgruntlement between the course and the HOAs. Never over parking but it is very frustrating that the HOA was expected to put forth almost \$4,000 for bushes to be planted to beautify the town and course. In the minutes record that Lyda also has a copy of that mom kept track of because she was so upset about it. That's why the bushes look so terrible in parts because for one or two months they hand watered and were supposed to put in the irrigation and it's not in the minutes record that anyone ever followed back up even to force them to hold up that end of the verbal agreement. But to my knowledge nothing ever got into writing.”

Nauman: “I think we all know now it's got to be in writing, or it doesn't happen, and you know we're going off of what we're told was supposed to happen.”

Bhimireddy: “So, you were told at some point by previous council members or mayors that the town wasn't responsible to maintain the median or the condo road?”

Nauman: “Not the road, the median. It was that the condo associations were going to maintain the median once they paved the two roads, two lanes.”

Bhimireddy: “My mom was a numbers person to the penny and trusted Leslie Frusco with every aspect of her personal and business, taxes because she and Leslie were eye to eye and my mom would

never agree to that. It would bankrupt both HOAs to maintain the median. We barely have enough funds to handle our AC system. My mom always ran a very tight budget to never over never keep too much in reserve. She was an investor she never would have agreed to that. In her meeting notes in the 2018 annual meeting, she wrote she was requested by the town to help is the word used to pave the bushes, and the course would do their part to water them.”

Gregorich: “I think the confusion is that the town doesn't supply parking to anyone. Everyone supplies their own parking spaces in every lot or development except for this agreement. I believe that the only logical conclusion would be if you're parking there then you would be maintaining where you're parking.”

Bhimireddy: “It's never been the case since before 2017 regardless of what the 2017 verbal agreements were. Before 2017, that was never the position of the town. We never did weed control before.”

Poole: “Once the bushes were put in, the council picked it out through a favorite nursery. They did pick out good bushes and stuff, but the current clubhouse was supposed to be the one to hand water them and put the irrigation system in.”

Gregorich: “The maintenance is needed. They have to be trimmed, and it was assumed by at least I believe this council, if not previous councils, that it was the HOAs that were going to maintain the trimming of the bushes.”

Bhimireddy: “We would have never agreed to that because it's too costly. It was an extraordinary number of bushes, and we could barely afford our own. It's really illogical for that assumption by previous council members to have even been made.”

Conard: “We have actually looked back through years of minutes of the town and our own looking for anything written about who was in charge of doing what and there is nothing. The only thing we found from Mick McCue was to our residents, a letter that was delivered not to the homeowners or owners, but to the residents about the parking improvements they're making on Foxfire Blvd. for them, and the plantings and that irrigation is going to be in the median to help define and improve the parking situation. That's all it says and that was not even to us, and we never had any communication from the village as owners when this took place in 2017.”

Bhimireddy: “In essence from its formation in the 70s it was you know if you picture it as our long narrow lot. It's essentially landlocked all-around golf course parking and golf course ownership land. Then there's this strip of Foxfire Boulevard but the strip of Foxfire Boulevard even at that time was maintained by the county, not the new owners of these newly built buildings. Then Foxfire Village became incorporated and was maintained not by the HOAs as mom's understanding from previous.”

Gregorich: “No, that was the whole until Foxfire incorporated it. That was all part of the development corporation. The county did not maintain that property, it was all owned by the Foxfire Development Corporation. They own several roads and then dedicated them to the Village.”

Bhimireddy: “In essence, the transfer would have still carried with it our land rights to that land.” We encourage your attorney to review all of that.”

Gregorich: “I'm not going to get into gray areas of legal discussions or legal arguments because that's not what we're here for. We're not here to get into lawsuits with you, I don't think any of us want that. We just thought since we owned the roads or we thought we own the roads, we also have the right to control the traffic patterns and the parking as well. Again, I think that all we were trying to do was then say that everyone needs to provide their property owners with a place to park. It's not the town's responsibility to provide parking.”

Bhimireddy: “That's the that's our understanding is that's the incumbrance on your rights, that's the weight that's on your rights. Our consultations with attorneys have advised us that it is the burden that the town carries with the receiving of that public road. That those rights of the landowners Just like let's say the town were to sell it off back to the golf course those rights would still carry to the golf course. They run with the land not to a specific owner.”

Poole: “In the last two or three weeks I've been over behind building C quite a bit for the laterals that we had redone. During that time, I spent quite a bit of time looking at lot B, looking at the slope trying to figure out how you would do everything. The thing that bothered me more than anything is you wouldn't park a car next to a driving range and right there at that spot. I can't tell you how many golf balls I picked up and put in my pocket. I've spent about three hours last couple weeks digging out the

root system so that the water which comes down a little bit of a slope doesn't puddle up. That it will continue where it would drain on further. Last summer I took my mower over there and mowed next to the bushes on both sides. You wouldn't park your car next to a driving range, I wouldn't want to park my car my vehicle there so that's my two bits."

Conard: "I just want to say we want to work with you and appreciate it. We're willing to help; we've done a lot of research. We're not legal and it's not official but we've looked and looked to find what you were just saying does not exist. And it was done, and we were not notified then, and we won't have parking and will totally devalue our property."

Bhimireddy: "This is such an imposition and such an alarming thing. After the back-to-back floods from hurricanes in 2022 and that it had gotten so bad by June of 2023 that we decided this has to be addressed. Tenants are like they won't park at the club again; it's a battle with our tenants to warn them and say you're going to risk getting towed every time you park there. But you know we can't control them. They get towed it on them and we can't fine them because there's no enforcement mechanism. It's just an odd situation."

Conard: "To have nice parking there where they can park and have it maintained is the issue we need to resolve. It's not ours, so we haven't taken care of it. You mow the shoulder in front of my house. The shoulder is basically the median in front. We keep our straw and our grounds looking nice. They're well taken care of, and they're picked up every week or every other week. We've maintained our trees and our shrubs, and we tried to keep a nice appearance. We're in building C, the one closest to the club. The water has been channeled down from the club parking lot to come right down our road, and it puddles there. It is not our road like you. It's the road pavement and it puddles. If we can work together, we're willing to discuss how we resolve it."

Gilroy: "I don't see how we resolve it either. I'm going to say something, you hear it in the spirit which I'm saying it. But the village is going to bear all the cost for everything for parking. That is the responsibility of the incumbent."

Gilroy: "That is the question. You have the right to park there, and I don't believe we have the responsibility to provide parking spaces for you or for any other."

Gregorich: "It's not our responsibility to provide parking for any residents of Foxfire. It's the landowner's responsibility the homeowner's responsibility."

Gilroy: "But maintaining the road and the drainage on the road, those things belong to us."

Nauman: "If the golf course parking lot is creating the problem they own the problem not the village. You have to start at where it starts."

Gilroy: "Well that's fine I've not been over there to look at the drainage. All I'm saying is that the street was dedicated to the village, so we have to maintain the roads. We need to work with the club on the drainage. At some point we need to tell them to fix this."

Gregorich: "But to maintain, create or improve the parking is not our responsibility."

Gilroy: "We we're responsible for the road and the median, but you guys are parking in the median."

Bhimireddy: "We have the easement and even more specific to the general easement of ingress, egress and regress is the specific spelled out language that I encourage you to look at in the deeds. In addition, the perpetual right to park. It runs with the land that you're saying yes, you own the road, you absolutely own the right to traffic pattern changes. You also own the burden with that bundle of rights is an encroachment in that bundle of rights to maintain parking that provides the value of our residential use. What tenant or what investor would purchase a property, what owner would purchase a property that the town's now taken the crucial central vital right that gives the residents its value. I mean I even talked with some of the HOA owners, and I asked what's the option to maintain our value if they take a parking right. A nursing home, a disabled person's home or assisted living home where parking wouldn't be needed."

Gregorich: "I don't understand what you're what you're saying."

Bhimireddy: "A tenant searching a property online and then they come and see the property and ask where they park and we say, there is no parking. Are they going to rent it?" My point is that when these were created on a landlocked narrow strip of land, they were designed poorly. Many attorneys, if you look at the deed records, were involved in solving it and providing a perpetual right to park."

Gilroy: “Okay let's say that's right, you have a perpetual right to park, but there has to be some kind of give and take. I'm not disagreeing that if you have a perpetual right to park or you park there, I don't understand why we're going to maintain parking though.

Gregorich: “What do you mean by maintain the parking, what aspects? You said there are ruts there.

Poole: No, the water.”

Gregorich: “Let's take the water out of the discussion because that needs to be handled in a different way. The last time it was looked at, we were verbally told that it wasn't our street. We know now that was based on information from past council members. So that's where that goes. So, what she is talking about is the ruts from the parking or just maintaining. If you're parking there, it's going to have wear and tear on that property. Who's going to repair that property.

Conard: “How much has a village done to that median in the last seven years or last 10 year. Is there any record of anything being done.”

Gregorich: “I don't know No there not that I'm aware of other than whatever they tried to do with this in 2017 or whatever.

Conard: “So there's not a great need then. I know Kevin said he mowed it twice.

Baerje: “I have repaired it. I have brought a worker and repaired it whenever it's needed. In the median if there's any trash, we clean it all up. I bring a guy with a bag, and he cleans it up.

Gilroy: “This is where I have the disconnect. “You're parking in the median, so you're parking on pine straw. That is like impossible for us to maintain.”

Conard: “But from the non-parking to the end of the road it's not maintained either. Where there is no parking. Where the three houses were built from the end of building A to the end of the street.

Gilroy: “Let's don't go there. What I'm talking about is it's hard for us to maintain parking.

Bhimireddy: “That's what frustrated mom whenever that was done because now there was a burden on the town to pay for is. She was a taxpayer too and she was a taxpayer of a lot of properties, So it was a very big bill anytime there was a tax increase or something. She was conscientious about that stuff and as an HOA manager she was always looking at those tasks. Where do the tasks get assigned to, I mean she kind of taught me to think like that. That's why I'm saying, okay my list in my mind is pine straw, the paper base that supports the pine straw if there's some wash out or structural problem.

Bhimireddy: “My point is simply to say everybody prior to 2017 was fine with just pine straw. There weren't bushes, there was pine straw and enough trees to provide the pine straw naturally without meeting the cost. It was the town that then stepped in in 2017 to request bushes be planted because they didn't want to see the cars and cut the trees and cut several trees down. So, then there were sparse areas. So, in essence that task to be maintained was created by the town paid for and by us. It was about \$3,400.”

Gilroy: “So, when we put the new road in, how many parking spots did you lose?”

Bhimireddy: “In the meeting minutes it says that 35 were maintained, so originally there were 70.”

Gregorich: “Well I think we're not going to do anything until we get some definitive answers and then we're going to have to review what if any options we have or what if anything we want to do in the future. We will keep you informed of that. The only thing I'm going to recommend is that we update our ordinances so that people don't have to go through this in another because we just went through this in 2017. We thought we understood what was done but it was not documented to the right details and then we started all over again. So, if we cannot control parking or whatever in that area, that needs to be in an ordinance, so this just doesn't happen again. That's all I have to say.”

Bhimireddy: “You mean that the need to research doesn't have to be rehashed.”

Gregorich: “Exactly, I mean let's put it in writing. The fact that when it was dedicated it becomes property of the town and the municipality. My understanding just from my reading is that once the town owns it then they can control whatever goes on there. Once it's dedicated to a municipality the municipality can then now control.

Bhimireddy: “My understanding is in fact that you can control parking rights. As long as you're honoring the right, you're allowed to control and enforce the rights. You are allowed to ticket somebody that's pulled out too deep or too shallow. Also, with that if the right is honored and held in place, in theory you could create, or we could pay for signs. It may be within your rights to create limitations or permits or placards that tenants must put in their windows.”

Gregorich: “I think the biggest thing I want to avoid is creating more things that have to be maintained by someone because as the years go on, they start to look shabby. No one's keeping them up, somebody hits one, now it's broken, or its half broken.

Bhimireddy: “As far as I know if I can speak for the HOA we're all for taking down the bushes and going back to just pine straw. That literally right now would be more beautiful than what is there now. But I wouldn't dare tell you what to do with your land. That's a weird situation for the HOA to try to form a consensus and have a position to bring to you when it's not our land to tell you what to do with. Just as long as our parking rights are honored and held. Does that help clarify things?”

Gregorich: “Yes, and like I had said before we're not we're not doing anything until we get more advice. Then we're going to put it in our ordinances exactly why we're doing what we're doing and put that issue to bed. That's what we want. Thank you, I don't want to take any more of your time, unless someone has another comment or question, we are done.”

There were no further comments from the council.

4. Adjournment

Mayor Pro Temp Nauman moved to adjourn the meeting seconded by Councilmember Nelson and unanimously carried. The meeting adjourned at 6:55 PM.

The following Attachments are made part of these minutes:

Attachment A – Email from Connie Bhimireddy Dated August 29, 2025

Attachment B – Combined HOA Opening Statement

Attachment C – Foxfire Development Corp to 1st Owners

Attachment D – Foxfire Development's Unit-Ownership Condo Application

Attachment E – Most Recent Deed – October 2024

Attachment F - Golf Course Easement #1

Attachment G – Golf Course Easement #2



Lisa A. Kivett, MMC, NCCMC, CZO
Village Administrator/Clerk



Janice Gregorich
Mayor