

From: SEPO Community (Sunshine) Emails <sepoenews@sunshinecountryclub.com>
Sent: Thursday, July 2, 2026 9:21 PM
To: sepoenews@sunshinecountryclub.com
Subject: SEPO mid-Summer Update - Roads and more
Attachments: 4locations20260701.pdf

Dear SEPO Residents,

I hope you are all having a great summer as we head into the July 4th holiday.

We, as a board, would like to provide a brief mid-summer update on our road work, the financial planning for this project, and upcoming items you should know.

* ROAD WORK - After approximately a year of discussion, solicitation of multiple bid proposals, and analysis, the Board unanimously approved targeted road repairs and the application of a product called Reclamite to help preserve and extend the useful life of our entire 38,400 square yards of asphalt pavement. This was not a quick or casual decision. It was made after considering the condition of the roads, the cost of continued deterioration, and the need to protect one of SEPO's most important assets.

The total cost of the road project and the application of Reclamite was initially expected to be just more than \$150,000 (we have already reduced this amount and hope the final comes in around \$130,000). The Board understands that this is still a significant expense. However, overall, it is a small investment to strengthen our roads from the inside. Delaying these needed road preservation efforts would likely increase future costs. About 5 years ago, work on Indiana cost \$30/square yard. The current cost for similar work is \$80/square yard. We have already been affected by the increased costs resulting from deferred maintenance (Retzlaff Hall roof), and this board has no intention of continuing that practice. The purpose of the Reclamite treatment (at a cost of \$1.90/square yard) is to extend the roads' useful life and reduce the likelihood of more costly replacement work in the near future. Reclamite is being used by Harlingen and other municipalities - see more here - www.paverestore.com.

This project was paid for from SEPO reserves, which has reduced our reserve balance to approximately \$75,000. The Board is very aware that this leaves SEPO with limited financial flexibility, especially as we continue to face other future capital needs within the community. Unfortunately, SEPO does not currently have a way to quickly rebuild reserves or pay for significant capital improvements through regular annual dues alone. The annual dues increase is

limited, and large infrastructure needs usually exceed what can reasonably be recovered through normal yearly budgeting.

For that reason, the Board will continue discussing long-term reserve planning, capital needs, and possible options for restoring SEPO's financial cushion. Any major financial decision requiring owner approval will be brought to the membership in accordance with SEPO's governing documents (For example, a special assessment must be approved by 51% of all homeowners).

The Board also wants residents to know that the road work is being monitored. SEPO has community members with relevant experience who are volunteering their time to review and monitor the project (they have already made some minor adjustments to the work with the contractor to reduce costs). The goal is to ensure that the work is completed appropriately and that SEPO receives the value expected from the project.

We understand that residents may have different opinions about timing, cost, and priorities. That is expected in a community of this size. The Board's responsibility is to make decisions based on the long-term maintenance, safety, and financial stability of SEPO as a whole.

In this case, the Board believed that addressing the roads now was the responsible course of action rather than allowing continued deterioration and potentially higher costs later. We appreciate residents' patience during the work and their continued interest in the long-term care of our community.

* AUGUST BOARD MEETING - We are planning to schedule an online SEPO board meeting in August to discuss several important items to prepare for our fall and winter work. The agenda will likely include: approval of a new attorney, selection of the election committee chair, discussions about the budget and covenants, and brainstorming ideas to increase revenue and reduce costs.

* NOMINATING COMMITTEE - We are seeking interested residents to lead a nominating committee for our SEPO elections in February. There will be four openings on the board in 2027. We aim to begin this process as soon as possible, rather than waiting until December. If you are interested in leading this important effort to identify new board candidates, please contact Lisa at 956-238-0082. This is a great opportunity to engage with your fellow residents and help find candidates to run for the board in 2027.

Thank you for caring about our community and for your continued support in improving it and addressing the issues we will face in the coming months and years.

Lisa Seiser
SEPO
Board President

Five-Year Planning Committee Report – Board Meeting June 9, 2026

Efforts have been limited to assisting in the implementation of improvements to our pavement using capital dollars within our 2026 Budget of \$155,000. An inventory of pavement repairs in February 2026 identified 1,200 square yards of potential full-depth asphalt repairs. Initial budget estimates used \$25 per square yard, projected total of \$42,000. We received three bids for the work: \$106,000, \$ 99,368, and \$348,000. Obviously, these bids exceed our projected budget, so we initiated efforts to reduce the project's scope and investigate alternatives.

Additionally, after discussions with the Harlingen City Engineer, recommend using a product that rejuvenates existing asphalt surfaces instead of seal coating; call Reclamite. It has unique benefits, and applications are cleaner and more efficient. We have researched this product, which has been used extensively by the Texas county government for more than 10 years. The company that supplies and installs this product, Pavement Restoration, Inc., provides details at the following link: www.paverestore.com

A video of the Reclamite being sprayed at about 3 miles an hour is available. However, per Beth Parrish, due to restraints in the SEPO email system it will be provided in another email tomorrow rather than this one.

The unit cost for application to our entire roadway network would be \$1.90 per square yard. This product will strengthen and extend the life of our existing pavement, which was replaced in 2010, more than 15 years ago. A detailed inventory of our asphalt pavement is approximately 38,400 square yards, with a total cost of approximately \$72,950.

Sales taxes of 8.25% are additional costs that SEPO must bear in any contract.

With sales tax, the total for the rejuvenator would be slightly less than \$79,000, which is approximately half of the 2026 Budget for street preservation.

To stay within our budget limits, a review of the proposed repairs totaling 1,200 SY was conducted. Twenty-three spot repairs were reduced to four locations totaling 655 square yards. This was an attempt to achieve a 50% reduction in scope. The lowest responsible contractor, I.M. Services, revised its bid proposal to reflect an approximate total value of \$51,250 for 655 SY, including sales tax, which equates to \$78.22 per square yard.

We also asked this company for a price to repair the southern end of our access frontage road, which intersects Encore's Grace Ave, as it needs pavement repair. A historical agreement granted SEPO the right to construct and maintain this roadway on an easement granted by Encore owners. Two different bids were also submitted for this area by I.M. Services. The base bid

for that area is approximately \$20,250, the same unit cost as the other proposed 655 SY of patching.

It is recommended that the Board move forward with contracts with I.M. Services and Pavement Restoration for pavement rehabilitation, as briefly outlined in this report. The projected cost totals are shown below:

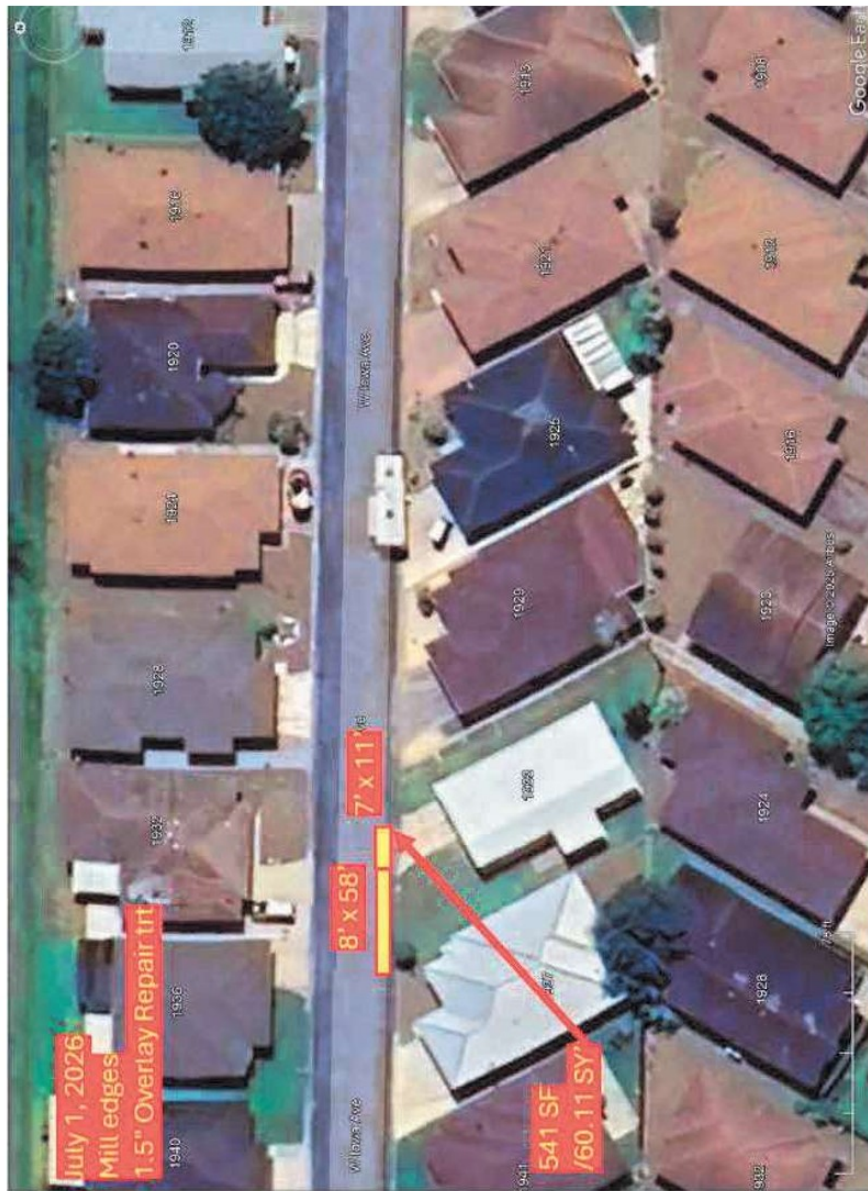
2026 SEPO Budget Pavement Restoration		\$155,000
Pavement Restoration	\$79,000	
I.M. Services		
655 SY of Patching	\$51,250	
Access Rd at Grace Ave	<u>\$20,250</u>	
	Subtotal	\$150,500
	Under Budget	\$4,500

These projects are consistent with the 5-Year Committee recommendations, which were approved for the 2026 SEPO Budget.

The 4 slides that follow show only those that Tom and Tony reviewed and are the final marked with paint and excavated or scheduled for milling and overlay as of July 1, 2026



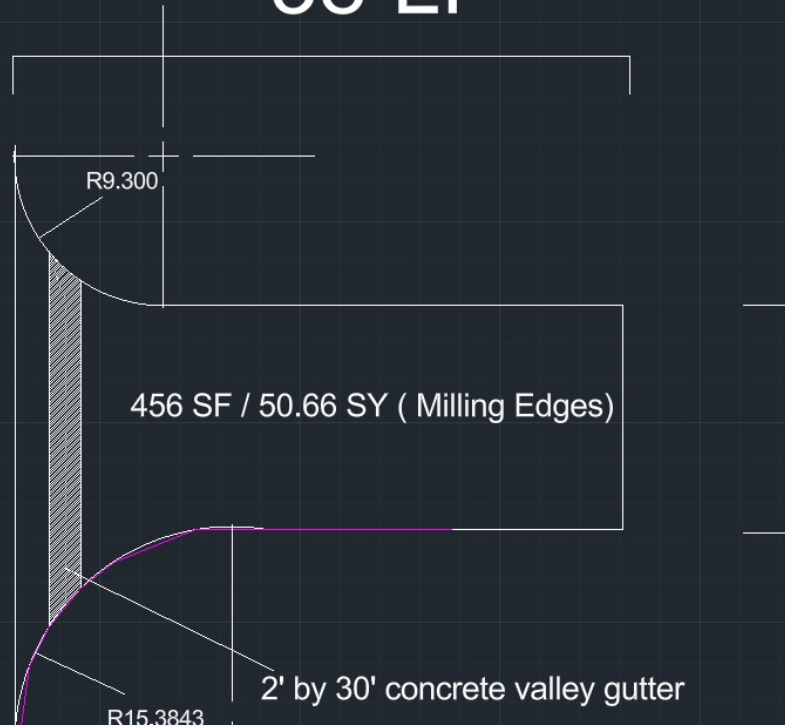






Sunshine Estates Right of Way Sunshine Encore
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38 LF



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