

SEPO "RESIDENTS & DIRECTORS" MEETING AGENDA

Thursday, January 6, 2022 @ 1:00 PM CT

"Hybrid" Meeting: Retzlaff Hall and Google Meet

Everyone attending this meeting "in person", by their presence, acknowledges potential exposure to Covid-19. Each person is responsible for his/her own choice as it relates to attending SEPO Board meetings.

You can log into Google Meet at 12:45 PM CT with this link: <https://meet.google.com/mwv-xevy-cat>
If needed, please use this code - [mwv-xevy-cat](#) - to gain access on your Smart Device or Computer.

1) Call to Order – SEPO Board Roll Call

Tony Tramel
Mark Owen
Lyn Swonger

Jean Burgoine
Larry Keller
Lenore Combs

Beth Parrish

2) Read the 'Covid-19' statement/disclaimer as it pertains to those attending this meeting 'in person'.

3) Verify this Agenda was sent to the community 144 hours (6 days) prior to the meeting.

4) Board Members Consideration / Adoption of any Amendments to the posted Agenda.

5) Review and consideration of approving the:

December 14, 2021, Board Meeting (Regular) Minutes as presented to the Board. **(Attachment 1)**

6) DIRECTORS REPORTS –

- a. Lyn Swonger – *Golf Course*
- b. Jean Burgoine – *(Common Grounds/Maint. Area 1) SEPO Buildings*
- c. Larry Keller – *(Common Grounds/Maint. Area 2) Streets, Drainage & Irrigation Ditches, Texas Ave*
- d. Lenore Combs – *(Common Grounds/Maint. Area 3) Storage & Shop Area, Tennis/Shuffleboard*
- e. Mark Owen – *Treasurer - Financial Status / Reports*
- f. Beth Parrish – *Secretary*
- g. Tony Tramel – *President*

NOMINATIONS –

1) 2022 SEPO Board Nominating Committee – **(Attachment 2)**

Presentation by the Nominating Committee Chair of the 2022 Board Candidate names, to be considered by the Board for the 2022 Board election.

2) Floor Nominations for the 2022 SEPO Board –

3) 2022 SEPO Board Election Committee – **(Attachment 3)**

- a. **Tony** - Announcement of Board Election Committee Chair.
- b. **Committee Chair** – Summarize responsibilities of this committee.

UNFINISHED BUSINESS –

1) Mark Owen – Approval of the December 2021 Financials as presented to the Board. **(Attachment 4)**

2) Tony – SEPO Governing Documents Update

- a. Utilization of Law Firm LADD & THIGPEN, P.C. concerning status.
- b. Process to answer questions and educate community of proposed Rules changes.

ADJOURNMENT –

ATTACHMENTS

1. **Attachment 1 -**
Unapproved Minutes of the December 14, 2021, Regular Board Meeting
https://b8c8b5e2-b04d-420e-80cf-df148ee412c3.filesusr.com/ugd/2851bf_428ef6ccc49e46708047e829e3783884.pdf

2. **Attachment 2 -**
Nominating Committee Process

BYLAWS OF SUNSHINE ESTATES PROPERTY OWNERS, INC.

ARTICLE VI-COMMITTEES

Nominations and Ballots

6.01 The nominating committee shall post its selection of Nominees at least ten (10) days prior to the January Meeting of Residents and Directors. The Committee shall submit its nominations to the members at the January meeting of Residents and Directors and nominations from the floor will be accepted. The Board shall thereupon validate the status of members, as defined under Article II herein, and cause the committee report to be posted on the Club House bulletin board for a ten (10) day period.....

3. **Attachment 3 -**
Election Committee Process

BYLAWS OF SUNSHINE ESTATES PROPERTY OWNERS, INC.

ARTICLE VI-COMMITTEES

Nominations and Ballots

6.01 At or about noon of the tenth day the report will be removed from the bulletin board. A paper ballot shall be prepared, under the direction of the Board of Directors, to include the nominations of Directors and other items authorized to appear on the ballot. The ballot must be hand delivered or mailed to all members of record (Article II) along with notice of the Annual Meeting. Each returned ballot will be held unopened until the Annual Meeting. A tally committee of which no member shall be an interested person or related to an interested person, will be appointed by the Board of Directors, from the attending members to count the ballots for Directors and other items that may be on the ballot. A PLURALITY VOTE, which is the largest number of votes to be given any candidate when three (3) or more choices are possible, will be the basis for election to the SEPO Board of Directors. A majority vote will be needed for all other By-Law changes. Results are to be announced at the proper time in the meeting. All votes cast shall be by ballot only.

4. **Attachment 4 -**
December 2021 Financials
 - a. **Balance Sheet**
If available, will be published to Board and SEPO Community prior to this meeting.
 - b. **P&L Statement**
If available, will be published to Board and SEPO Community prior to this meeting.