

SEPO RESIDENTS MEETING AGENDA
Monday, December 13, 2021 @ 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	Jean Burgoine	Beth Parrish
Mark Owen	Larry Keller	
Lyn Swonger	Lenore Combs	

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 prior to the meeting.

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

5. SEPO CLUB/COMMITTEE REPORTS – *These will be standing reports at each Residents meeting.*

Please notify the SEPO Board Secretary prior to the meeting if you WILL NOT be presenting a report.

- a. *Architectural Control Committee (ACC) – Terry Lacy*
- b. *Women's Club – Marian Young (or substitute)*
- c. *Neighborhood Watch/CERT – Lenore Combs*
- d. *Sunshine Birding & Nature Club – Pat Harvey*
- e. *Quilting (Killer Bees) – Jan Baethke*
- f. *Sunshine Garden Club – Susanne Ulrich*
- g. *Sunshine Gift & Memorial Club – Vickie Jones*
- h. *Woodshop – Jerry Wetherbee*
- i. *Golf Events –*
 - i. *Men's Golf League – Rocky Lockwood/Matt Lyne*
 - ii. *Women's Golf League – Terry DeBackere*
 - iii. *Special Golf Events/Tournaments – Event Chairperson*
- j. *SEPO Communications – Beth Parrish*
- k. *Other Clubs/Activities (will be added to the agenda, if requested)*

6. SPEAKER REQUESTS (Should be submitted to the Board Secretary prior to the meeting) –

- **Concerning Agenda items for the December 14, 2021 SEPO Board meeting –**

UNFINISHED BUSINESS in SEPO Board Meeting Agenda for December 14, 2021 –

- a. **Mark Owen** – Approval of the October 2021 Financials as presented to the Board. (**Attachment 3**)
- b. **Tony** – SEPO Governing Documents Update
 - i. Utilization of Law Firm LADD & THIGPEN, P.C. concerning status.
 - ii. Determine process to answer questions and educate community of proposed Rules changes.

- c. **Board** – 2022 SEPO Board Nominating Committee
Status update from committee chair – Cathy Richmond.
- d. **Beth** – Disposal of assets from the SEPO Office. **(Attachment 4)**
Need a Board volunteer to replace Mecca to chair the first "silent auction".

NEW BUSINESS in SEPO Board Meeting Agenda for December 14, 2021 –

- a. **Lenore** – **Stop the Bleed & CPR Classes for Employees**
The Employees need a refresher on these topics. It's been two years since they took these classes.
- b. **Beth/Tony** – **Women's & Men's League Golf Play: Update to Policies & Procedures (Attachment 5)**
To clarify the timing of Golf Course closure during League Play.
- c. **Tony** – **Architectural Control: Update to Policies & Procedures (Attachment 6)**
To clarify action to be taken and fees assessed for failure to obtain appropriate ACC approvals.
- d. **Tony** – **Feeding of Ducks on Golf Course: (Attachment 7)**
 - i. **SEPO Complaint submission by resident**
Reading of resident complaint and Board discussion.
 - ii. **Update to Policies & Procedures**
To establish a policy concerning feeding ducks/animals on the golf course.
- e. **Beth** – **Minor miscellaneous updates/corrections to Policies & Procedures (Attachment 8)**
- f. **Tony** – **Age Survey documentation**
Required for HUD exemption of 55+ communities
- g. **Tony/Board** – **SEPO Suggestion from Resident: Reinstatement of Vendor Program (Attachment 9)**
We have not had this program for the past two years. The Board has not been made aware of any problems without it. The administration of this process is not easy.
- h. **Board** – **SEPO Question from Resident: Pets on Leashes (Attachment 10)**
When & Where does a pet need to be on a leash?
- i. **Board** – **SEPO Suggestion from Resident: Christmas Lights on TX Ave**
Differing Resident opinions on when to put up and light them – before or after Thanksgiving.
- j. **Lenore** - **Sunshine Birding and Nature Club Donation to SEPO**

- **Residents Open/Public Comments on Any Topics –**

7. ADJOURNMENT –