

SEPO Board Meeting Minutes**Monday, March 22, 2021****1:30 PM, Virtual Google Meet Only****CALL TO ORDER** President Tony Tramel called the meeting to order at 1:30 PM**ROLL CALL** was taken. Tony Tramel, Mecca Henry, Beth Parrish, Lenore Combs, Jean Burgoine and Larry Keller were present. Lyn Swonger was absent, due to technical difficulties.**AGENDA**

1. On March 17 2021 @ 10:15 AM the Agenda for the meeting was sent via e-mail to the community and also posted on the Sunshine Web site, outside the SEPO office and on the poolside door into Retzlaff Hall. The meeting was recorded and can be viewed by clicking on (or copying and pasting) this link:

https://drive.google.com/file/d/1R_eljGwbiWlc9SFSx8LYGYAnJlDw0Jbj/view?usp=sharing

2. President Tony Tramel asked if there were any amendments or additions to the posted Agenda.

Larry Keller asked to include a proposal from some of the residents to start a Sunshine Gardening Club. Everyone present at the meeting agreed by acclamation that it be added to the Agenda.

PREVIOUS MEETING MINUTES

President Tony Tramel asked the board if there were any items to discuss prior to approving the minutes from the March 8, 2021 Board meeting.

Beth indicated the 'unapproved' minutes published to the community previously had two proposed amendments that needed to be considered prior to approving them.

Item 1: concerned New Business - *Martin houses placed on the golf course.*

Tony would like the minutes to be revised and state the following:

Two New purple martin houses have been placed on the golf course. Under our Policy and Procedures, Property and Yard Maintenance, paragraph 4 states; "No placement of any type of enhancement on the golf course area (flag pole, bird house, tree, shrub, flower, etc.) is allow without approval of the SEPO Board. Tony requested these two martin houses be approved after the fact, to conform to Board Policy. Tony asked the Board to approve the two new bird houses (which were installed as directed by Lyn) located between number 1 and 2 greens and between number 8 and 9 fairways on the golf course. Mecca Henry motioned we approve the houses already installed. Lenore seconded the motion. It was approved unanimously by all present at the meeting.

Item 2: concerned *Lenore's Director report.*

The suggestion she had received from a resident was to give a facelift to the recycle bin for 'cans' (and not cardboard). The minutes have been revised as follows under

REPORTS OF OFFICERS, 4) Lenore Combs, c) Resident Suggestions, iv) –

Recycle bin for cans needs a facelift.

Beth moved both of these items be incorporated into the Mar 8, 2021 minutes as amendments. Lenore seconded the motion. The motion passed unanimously by those present at the meeting.

UNFINISHED BUSINESS

Covid-19 & SEPO Restrictions -

President Tony Tramel explained the primary purpose of today's meeting was to review the proposal of Lenore's Covid-19 & SEPO review committee results and vote on whether to implement them.

Lenore thanked everyone for the opportunity, everyone who worked with her on this and the community for being patient with this process. Lenore had many discussions with people both on and off the committee. This resulted in a series of policies which are relatively consistent with what we are doing today. But at the same time a hard look was taken at what possibilities might exist that would allow some modifications.

SEPO Common Areas were identified. The spreadsheet that the board had been given prior to this meeting defined for each common area –

- Area name.
- Who could utilize those areas by owner/renter, immediate family and guests.
- Identified social distancing and masks specifications for each area.

It was also noted some changes had already been implemented that were approved at the Mar 8, 2021 meeting:

Effective Immediately after the Mar 8, 2021 Board meeting:

- The following areas were reopened to Resident's family and overnight guests –
 - The Golf Course – providing:
 - Greens Fees are paid for the non-residents as specified in our Policies & Procedures.
 - The residents and family/guests play together (in isolation from other golfers)
 - Residents' family/guests may not participate in organized Golf Events, including the 4 O'Clockers.
 - Shuffleboard court (equipment is stored near the hot tub)
 - Tennis and Pickleball courts

Lenore reviewed the recommendations for each Common Area. Tony asked if there was any discussion after Lenore moved and Jean seconded the motion to accept the committee's recommendations.

Larry Keller wanted a clarification on why the pool was proposed to remain closed to family and guests, but the Library and Gazebo no longer had that restriction. He also questioned who was going to monitor social distancing. Lenore explained it was their hope that those in Sunshine would judiciously follow the restrictions and not need to be monitored. It is much easier to social distance at the Gazebo than it is in the pool with potential splashing and the playing of water games. The committee questioned whether travelers might have been exposed. Lenore indicated Sunshine residents/renters have been for the most part very judicious with shopping, traveling etc. Every family she spoke with was sympathetic to both sides of the issue. The committee looked at the age of our residents and comorbidities and that is what tilted the scale. Lenore hoped everyone knew these decisions were made with a very heartfelt effort to make a fair judgement. Lenore indicated since the Covid-19 situation is fluid we can re-evaluate things down the road.

Larry stated that if any of us leave Sunshine and go to HEB, etc and come back here, we could have been exposed. It's the same as if someone travels from AZ to here or HEB to here. He thought the chances of being exposed outside is very limited.

Tony asked if Larry would like to amend the proposed pool recommendation. Larry made the motion to make an amendment that the pool, hot tub and pavilion be available to everyone, with social distancing required and masks optional. Beth seconded the motion. A vote was taken with these results. NO - Mecca Henry, Lenore Combs and Jean Burgoine. YES - Larry Keller and Beth Parrish. Lyn Swonger was not present at the meeting. The motion was denied three to two.

The motion to accept the original proposal was reinstated. The vote was unanimous to accept by all present at the meeting. The adopted Covid-19 & SEPO amendments will be published to the community via e-mail and placed on the Web site later today.

UPDATE: They can be found on the Web site here:

[\(Covid-19 & SEPO | sunshine \(sunshinecountryclub.com\)\)](#)

AGENDA – Addition:

Sunshine Gardening Club –

Larry Keller had received a proposal from Susanne Ulrich, Brenda Crothers, Terry DeBackere and Glenna Boardman to start an organized, voluntary Sunshine Gardening Club. Their Goals and Objectives to start would be to take care of established community gardens; the circle garden by the office and at the front gate. They would hold monthly meetings for SEPO residents at no charge, which would include “How To” workshops, plant exchanges and speakers from inside and outside of the community. They are asking the SEPO board to approve the formation of this club. If approved they would honor all Covid-19 restrictions.

Larry Keller made the motion to acknowledge receipt of this request and approval of same. They would also need to coordinate any meetings etc with the SEPO office to schedule them to ensure no conflicts with anything else. Lenore seconded the motion. The motion passed unanimously by those present at the meeting. Larry will inform Susanne that the board took affirmative action of their request.

OTHER ITEMS:

Capital Improvement Plan:

Tony had sent an e-mail to the board wanting to establish a 2-3 member board-only panel to develop a Capital Improvements plan. He proposed himself, Lyn Swonger and Larry Keller be on the panel. The output would be a 2-3 page document identifying various kinds of capital improvements that need to be identified and addressed over a period of time. Some items may be cost intensive, i.e. street rehab. Other major items would include irrigation and the security system Lenore has spoke about. Tony indicated that unless anyone objects, this will be the committee that works on the plan. Once completed it will be presented to the board to review. There were no objections voiced by those at the meeting.

Covenant Violations:

Tony said the board is currently looking into what we believe to be Covenants violations. We have initiated discussion and direct contact with these residents. We will probably have an Executive Board meeting relating to these issues within the next couple of weeks.

Memorial Committee:

To be considered for Approval at Next Board meeting (date TBD)

Mel Wendel has offered to serve on the Memorial committee and is also looking for some other people to help him. He will be working with Irene Phillips on this.

ADJOURNMENT

Larry Keller made a motion to do adjourn. Beth Parrish seconded it. The motion was approved unanimously by all present at the meeting. The meeting was adjourned at 2:05 PM.

Respectively Submitted,

Beth Parrish
SEPO Board Secretary