

SEPO Board Meeting (Regular) Minutes from Monday 12-11-2023

"MINUTES" - SEPO BOARD MEETING (REGULAR)

Monday, December 11, 2023 @1 PM

"Hybrid" Meeting: Retzlaff Hall and Google Meet

- 1) **Call to Order** – Meeting was called to order at 1 PM
- 2) The meeting was recorded via **Google Meet Video**. The link to the recording is available here: <https://www.sunshinecountryclub.com/bd-mtgs-2023-2024-winter>
- 3) **ROLL CALL** Mark Owen, Treasurer, was not present because of illness, The assistant Treasurer, Tracy Wagner, Share Nelson, Randy Davis, Jim Kennedy, Frank Tewell, and Tom Perrier, were present in Retzlaff Hall and Tony Adams (remote via Google Meet)
- 4) Share reported the **Meeting Notice/Agenda Document** was made available to the community by the required 144 hours prior to the meeting.
- 5) **Board Members Consideration/Adoption of any Amendments to the posted Agenda** – Share added approval of the updated nominating committee process guide and a review of possible ballots for amendments.
- 6) **Share asked the board to Review and consider approving the meeting minutes, as presented to the board, from the November 13, 2023 Regular Board Meeting.** Tom Perrier made the Motion to approve, and Frank Tewell seconded to approve and motion passed unanimously. **Share asked the board to Review and Consider minutes from the November 28, 2023 Special meeting.** Jim Kennedy made the motion to approve, Randy Davis seconded. All in favor was unanimous for the minutes to be approved.
- 7) **DIRECTORS REPORTS-**
 - a. **Randy Davis** – Golf Course
 1. Rainfall has been decent recently, and cart path sign has been removed
 2. Weather is slowing growth of the grass (grass growing range 65 to 85 degrees is optimal.
 3. Equipment is in good shape

4. Full crew is back in place and doing well

b. Jim Kennedy – Area 1

1. SEPO Building is in good shape

2. Water samples for pool and hot tub are being monitored and in good shape

c. Tom Perrier – Texas Avenue and Roads

1. Reported on ditch repair and progress

2. Pump House repair completed with the exception of painting

3. Fence material for Texas Avenue dog park received and grading work needs to be completed before the project starts.

4. Christmas decorations have been installed

5. Harlingen Waste Management had issues with hydraulic oil leak, and offered a street sweeper to remedy, plus a different newer truck and driver

6. One street light repaired

d. Frank Tewell – Storage Lot

1. The three buildings have been painted

2. Golf practice area has had maintenance completed

3. 2 loads of rock have been delivered

4. Large articles of non hazardous items of trash pickup by Harlingen has been picked up successfully

e. Terry Lacy – Architectural Control Committee

1. 70 requested, 69 approved

f. In the absence of Lenore Combs, Share Nelson reported on the Neighborhood watch

1. The vendor program has been reinstated, with vendors checking in at the office, presenting drivers license, and tag in vehicle as identified.

f. Tracy Wagner, Assistant Treasurer in the absence of Mark Owen, Treasurer

1. Presented the Board with the Treasurer's reports and asked if there were any questions.

Jim Kennedy made the motion to approve the financials for the month of November. Randy Davis, seconded. Motion passed.

g. **Share Nelson**- President

1. Asked if board had reviewed nominating guide and if there were questions. No questions, Tom Perrier made the motion to approve, Jim Kennedy seconds. Nominating guide is approved unanimously.

2. Share asked the directors if they had reviewed the possible ballots she sent to them. The directors discussed the various ballots and agreed to place three ballots for a vote to amend. One ballot was regarding color of storage sheds. The second ballot related to age restriction. The third ballot allows the association to collect fees, fines, and fixed assessments. All will be voted on again in the upcoming election. Share Nelson called for a motion to approve the three ballots discussed. Frank Tewell made the motion to approve, Tom Perrier seconded, and motion passed unanimously.

8) Old Business – A request for a firepit on Texas Avenue was rescinded.

9) New Business – Complaint and Suggestions

- a. Nominating committee submitted and approved of Pam Adams, Pam Lacy, and Patrick Heinerikson
- b. Letter to be sent to the owner on Montana notifying violation
- c. Discussed a request/suggestion for a generator for Retzloff Hall continuing
- d. Posting of a Golf Course Map and Rules discussed

10) Adjournment

Motion, seconded and approved for adjournment at 1:33. Google Meet recording and video session were stopped.

Respectfully submitted,

Tony Adams