

RESIDENTS MEETING AGENDA

Monday, November 8, 2021 @ 1:00 PM CT

This will be a 'HYBRID' meeting.

Retzlaff Hall will be open to Board members and those Residents/Guests who wish to attend in person.

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 Residents meetings.

If you are attending this meeting "virtually", click the following link beginning at 12:45 PM.
<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
Mecca Henry	Larry Keller	
Lyn Swonger	Lenore Combs	

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

3. Report when the Agenda for this meeting was made available to the community.

4. Board Members Consideration / Adoption of any Amendments to the Posted Agenda for this meeting.

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 (or substitute)
- 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
- j. *Other Clubs/Activities* (will be added to the agenda, if requested)

6. RESIDENTS/RENTERS PUBLIC COMMENTS (Speaker Requests) –

There are TWO DIFFERENT OPPORTUNITIES for residents/renters to speak in this section. They are:

- a. Items related to the November 9, 2021, SEPO Board Meeting Agenda items listed below.
- b. Any other Open/Public Comments.

Anyone wishing to speak at this meeting needs to fill out a 'Speaker Request Form' found:

- On a table as you enter the meeting
- At the SEPO Office
- At the bottom of this agenda
- At this link (https://2851bf60-6e92-4440-b098-0166b6640e11.usrfiles.com/ugd/2851bf_8a080267cfd74ba3945aebc9b6501198.pdf).

The form needs to be submitted to the SEPO Board Secretary (either in person or via e-mail, sepoboardbeth@gmail.com) **PRIOR TO THE START** of this meeting.

OPPORTUNITY 1:

Any **SPEAKER REQUESTS** submitted by residents/renters pertaining to the November 9, 2021, SEPO Board Meeting Agenda items listed below will be addressed now in the order of these Agenda Items.

i. UNFINISHED BUSINESS in Board Meeting Agenda –

- 1) **Mecca** – Approval of the October 2021 Financials as presented to the Board.
- 2) **Mecca** – Finalize and Approve the 2022 SEPO Budget.
- 3) **Tony** – Update on utilization of Law Firm LADD & THIGPEN, P.C. concerning status of **possible changes to SEPO Rules**.
- 4) **Tony** – Lock on the emergency gate between Sunshine and the RV park on Texas Avenue.
- 5) **Board** – 2022 SEPO Board Nominating Committee Appointees Committee needs to be finalized by November 16.
- 6) **Beth** – Board Nominating Committee Guidelines

ii. NEW BUSINESS in Board Meeting Agenda –

- 1) **Tony/Beth** – 'Sale of Excess or Retired SEPO Equipment or Property' update to Policies & Procedures.
- 2) **Mecca** – Disposal of assets from the SEPO Office.
- 3) **Tony** – 'Property and Yard Maintenance' update to Policies & Procedures
- 4) **Tony** – 'Architectural Control' plus 'Other' updates to Policies & Procedures

OPPORTUNITY 2:

Any other **SPEAKER REQUESTS** submitted by residents/renters will be addressed now in the order received.

- Residents/Renters Open/Public Comments -

7. ADJOURNMENT –

Request Procedure for SEPO residents wishing to be heard at "Residents" meetings concerning SEPO Board Meetings Agenda Items

The following are the adopted procedures for SEPO residents wishing to be heard at a "Residents" meeting concerning matters relating to "SEPO Board of Directors" meetings. This will allow the SEPO Board insight into what SEPO residents are concerned/thinking about.

1. Persons wishing to speak at a "Residents" meeting must complete a "Speaker Request Form" (attached at the bottom of this document) and submit it to the Board Secretary, either in person or via e-mail, **prior to the beginning** of the "Residents" meeting. This form shall be used to address Agenda Items from either a prior or upcoming SEPO Board meeting.
2. Each speaker will be allowed up to three minutes to state his or her comments, questions or concerns on either (1) items listed in the upcoming SEPO Board meeting agenda or (2) actions taken in a previous SEPO Board meeting. The speaker's comments shall be restricted to the subject matter they requested to speak about on his/her request form. No additional time will be granted.
3. While he/she is speaking:
 - a. There will be no debate with the SEPO Board.
 - b. Vulgarity will not be allowed.
 - c. The speaker shall not make any derogatory comments about any person(s).
 - d. The speaker will simply state factually what his/her comments/concerns are.
4. If the person requesting to speak has any materials he/she wants to distribute to the SEPO Board prior to the Residents meeting, it should be given to the Board Secretary along with the Request Form.
5. All comments received during a Residents meeting will become part of the official record of the next SEPO Board meeting minutes.

Cut/Tear Here (Please complete the form below and give to the SEPO Board Secretary) *Cut/Tear Here*

REQUEST TO ADDRESS THE SEPO BOARD AT A RESIDENTS MEETING (Please submit a separate form for each agenda item)

NAME: (Please Print) _____

SUNSHINE ADDRESS: _____

E-MAIL ADDRESS: _____

SUBJECT (include from which SEPO Board Mtg Date & which Agenda Item, if known):

I wish to address the Board in support / opposition (CIRCLE ONE)