

## "MINUTES"

## SEPO BOARD (REGULAR) MEETING

Tuesday, January 2, 2024 @ 1 PM

**"Hybrid" Meeting: Retzlaff Hall and Google Meet**

1.) **CALL TO ORDER** Share Nelson called the meeting to order at 1 PM

2.) **GOOGLE MEET RECORDING** The meeting was recorded via Google Meet and can be viewed at this link:  
[https://video.wixstatic.com/video/2851bf\\_777681d645004cdbbe0242fe406a37d3/1080p/mp4/file.mp4](https://video.wixstatic.com/video/2851bf_777681d645004cdbbe0242fe406a37d3/1080p/mp4/file.mp4)

3.) **SEPO ROLL CALL** Share Nelson, Tom Perrier, Jim Kennedy, Randy Davis, Frank Tewell and Tony Adams were all present in Retzlaff Hall. Mark Owen wasn't to be here due to illness, but his assistant, Tracy Wagner is present.

4.) **VERIFY MEETING NOTICE/AGENDA DOCUMENT**

Share asked Tony Adams, Secretary if the agenda was made available by the required time (144 hours) prior to the meeting and he responded "yes"

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

a. Randy Davis said he will add items to his report

b. Share reported there will be a change in the Treasurer's report due to the holiday and not sufficient time for those reports but they will be available to the residents via email before the next meeting in February.

6.) **REVIEW AND CONSIDERATION OF APPROVING THE MINUTES AS PRESENTED TO THE BOARD ON THE**

**FOLLOWING:** a. **The December 11, 2023 Board Meeting** - Motion made by Jim Kennedy to approve and seconded by Frank Tewell The motion passed unanimously.

b. **The December 19, 2023 Board Meeting (special)** - Motion made by Frank Tewell to approve and seconded by Tony Adams

The motion passed unanimously.

7.) **DIRECTORS REPORTS**

a. **Randy Davis - Golf Course**

The golf course is looking good. The Resaca, with our irrigation water, has dried up and we have no foreseeable date for it to be replenished. It might be weeks, so fortunately, temperatures are not too bad so we should be in pretty decent shape. He stated that we do have two/ two hundred seventy gallon tubs that we fill and we spot water locations so we started that today. Other than that, everything's good.

b. **Jim Kennedy - (Common Grounds/Maint.Area 1) SEPO Buildings**

Around Christmas time, one of the floats in the hot tub broke, and it had a tendency to overflow. *We had one in stock and Lalo repaired it. Seems to be working fine now.*

Share asked if Jim would talk about the Sunburst Building and that when it was built, It would be able to withstand hurricane force winds. Jim stated that Pat Harvey and a group of committee members designed the building to withstand hurricane force winds for a place to retreat in bad weather. There was discussion of the possibility of having a generator attached to that building or to the hall. The cost for a generator in the hall would be over five or six thousand dollars. There had been a generator at one time for the Sunburst Building but because of no use and **the** cost of servicing it, it had been sold. There was some weather that added to the damp area. We're just waiting for it to dry out a little bit because Lalo didn't think the concrete would ever dry, so hopefully we can begin putting in holes next week

d. **Frank Tewell** (Common Grounds/Main Area 3)Storage and Shop Area, Tennis and Shuffleboard He reported that things are pretty calm in the back and that rock was added to **11** more lots. He stated that they have to work around the time when the tractor is available and work is stopped right **now**.

e. **Mark Owen**-Treasurer Financial Reports

In Mark's absence Tracy Wagner reported that the financial reports should be ready in the next week or so and

will be available to residents soon. They will be ready **for** approval by the February meeting

f. **Tony Adams**, secretary-

There was an item in the suggestion **box** that Randy will be addressing. Share said that will be coming up in

**New Business. g. Share Nelson, President –**

i. We do want to see if we want to approve the election guide. She asked if there were any questions or suggestions to that? Randy Davis made a motion to approve the Election Guide, Jim Kennedy Seconded. Motion approved unanimously to approve the Election Guide.

ii. There is **a** question on the ballots. The statement that we currently use to explain that we need 204 **or** more votes to pass and we previously discussed that we could add the computation leading to that. After discussion Randy Davis moved to leave it as 204 votes needed to pass without any further explanation. **Frank** Tewell seconded the motion. The Motion approved unanimously. Jim Kennedy stated we can explain that if there are questions.

iii. Share reminded them that the Directors and Residents meeting is quickly coming up this Thursday, and also we're going to follow **that** meeting with our residents meeting **so** we can hear from our clubs as well as follow up with any questions on the election at that time. We will be discussing the ballots, and we've agreed to put out three ballots and hopefully we will get some discussion **about** that and let people know what's going on.

#### 8.) Architectural Committee - Terry Lacy, Chair

He stated that he wanted **the** new people to know that if there's anything they would like to change on the outside of their home, they **would** like an Architectural Request form completed which is found in the library. They meet twice a month and any change to the inside of a home they don't care about. In the last year, they had **83** requests and approved 99% of them. A couple had pulled their requests back and decided not to change.

#### 9.) Neighborhood Watch - Lenore Combs -

i. The vendor program, the first trial went through smoothly and that was on Iowa. **We** had one reported, and Valerie had already copied the gentlemen's ID and drivers license, and they were working on her home and I had left to orange cards for their help and everything went smoothly. **I** think that will work smoothly. **Just** in case **you** need a little encouragement....two bicycles were stolen from Encore RV Park the other day. One was in somebody's shed and the other just walked away.

ii. The orange decals for the cars, the vehicles that you drive in here as well as the golf carts. We have plenty of them, and Jean Burgoine and I have them. Give us a call if you need them.

iii. The Finger Lickin Chicken is on Friday, at 4:00.

iv. The Fire Department will be hosting a CERT class, (Community Emergency Response Team) Saturday, the 20, the 27rd of January, and the 3rd of February and 10th of February. We will be teaching Organization and Emergency preparedness, Disaster Medical Ops 1 and 2, Terrorism and CERT, Disaster Psychology, and Fire Safety, Utility Controls of course we do have a course test. We hope some of the people in our community attend because it is important.

v. She thanked the volunteers that help with the Neighborhood Watch.

#### 10) Unfinished Business

a. Thompson property: **The** Realtor was contacted to take care of the weeds. Share reported she thinks yard has been taken care of.

b. Further discussion of Generator **for** Retzlaff Hall - Jim Kennedy discussed in his report (see above) Share asked if there was any more discussion or questions about that. No further questions were asked.

#### 11) New Business

a. Review

i. A suggestion by Women's club. They'd like to have a pool party for the children that performed at Christmas that wouldn't take a donation and will be supervised by plenty of adults for safety. Share suggested it should be OK as long as she coordinated with Valerie. Any discussion.? Randy Davis thought it was a great idea. Jim Kennedy asked about any dates in mind? Jim Kennedy needed to know the date it is happening due to more people being in the pool, the more chemicals needed to be added. Share agreed. The board felt like it really **didn't** need a vote, just approve.

ii. Share stated we have another one regarding the O'Clockers Golf. Randy offered to address the question. He

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stated we had a suggestion. The O'clockers start at 4 o'clock in the summer because its hot. The rules state that they need to start on #1, #2, #3 etc.and they should have four or five on a team. I think during the summertime, they have maybe ten people play, and sometimes less than that, and I think that they may have gotten just a little bit lax and I will have a discussion with them to tighten up their situation. They have not reserved the **course**. The course does not belong to them at that time, it is shared by anybody else if someone tees off at 3:50 than it is 3:45, and the o'clockers send their people to #1, #2, #3, and #4, they would have to wait. Everybody that knows realizes they go out about 4 O'clock and its better to start at 3:15 and it's a balance that we're trying to work. It's a very social time, and people that aren't necessarily good golfers can go out, learn, socialize and have a good time, so we just need to go out and I just need to clarify that. I will meet with them and I'll be on that. Share stated there's also saying that suddenly three on a hole. Randy stated he's seen that too and I understand the reasoning and I'll get on that.

iii. Randy Davis stated that as a general rule over the last year, 95% of the parties DID clean up. Trash taken out, no craziness going on, but I don't know if we have anything in place if it doesn't. I don't know what's the line, if it's a Women's **club** event, Men's Golf event, private party. I wonder if it might be a good idea to have a small deposit if there's trash left and/or a mess. Share stated its up to the chairman and something to think about in the future.

iv. Randy Davis asked if we had an annual garage sale as a community, and that he'd like to ask if anybody knows anything about that? Share stated there isn't regularly, but that could be a Women's Club Event. Frank Tewell said there used to be something like that, sometimes once or twice a year. Share stated that sometimes Golf would do it etc. Randy said he'd try to see if someone would handle that for me.

v. Randy stated we've run into a situation, our employees could not carry over their vacation time, and I think we might look into a scenario where they may be able to carry over "some" not a lot, likely possibly a week, or limit it to like January 31 of the next year. The reason I'm saying this is because, not only here, but a lot of companies run into this problem. They have a use it or lose it vacation, and at the end of December, everybody starts taking vacation, being sick or something like that to not feel so rushed to use it in December, maybe they could use it in January, they could use it for 8 hours or 12 hours, instead of shoving it in on the 28th of December, to use the time off, otherwise they would loose it. Share said it depends on the employee, for example, Valerie is so busy in January, and Randy stated, he understood, that maybe there may be some mechanism in place, for example for Valerie, she might be able to use it in March for example. There's got to be some kind of mechanism in place to not have everybody leaving at such a busy time. Share stated that could be looked into.

Asking if there was any further business, Tom Perrier asked if there's a checklist for using the facilities and what they should do when they leave? Randy Davis and Share Nelson thought that was a great idea and asked Tom to work that **up** for them, for instance "take out the trash".

There being no other or further business, Jim Kennedy moved to adjourn the meeting, Randy David seconded and all were in favor. The meeting adjourned at 1:30 p.m. and the recording stopped.

Respectfully Submitted, By Tony Adams