

## **SEPO BOARD MEETING AGENDA**

Thursday, February 25, 2021  
1:30 PM, Virtual Google Meet Only

---

Because of Covid-19, only a Virtual Meeting will occur. Persons who wish to attend this meeting can do so by Clicking the following link beginning at 1:15 PM. Board members and SEPO residents will be connecting virtually, there will not be any physical meeting in Retzlaff Hall. This is the same link used for our last meeting.

To join the video meeting, click this link:

**<https://meet.google.com/mwv-xevy-cat>**

Otherwise, to join by phone, dial +1 316-530-7198 and enter this PIN: 885 417 312#

To view more phone numbers, click this link: <https://tel.meet/mwv-xevy-cat?hs=5>

if needed, please use this code to gain access on your Smart Device.

**[mwv-xevy-cat](#)**

Please make your screen and microphone are available on your device by checking off the area shown on your screen to activate these features once connected. At the bottom of the screen, you will see a button noted as "Caption", please turn this on so you might be able to see the text of words spoken by each person during the meeting.

---

**1) Call to Order.**

Roll Call

Tony Tramel  
Mecca Henry  
Lyn Swonger

Jean Burgoine  
Larry Keller  
Lenore Combs

Beth Parrish

- 2) Verify the Agenda for this meeting was sent to the community via e-mail, posted on the Sunshine Web site and physically posted in both the SEPO Office and on the door to Retzlaff Hall.**
- 3) Consideration / Adoption of any Amendments to the Posted Agenda for this meeting by Board Members.**
- 4) Review and consideration of approving the February 16, 2021 Annual Meeting of Shareholders Meeting ([attached](#))**
- 5) Review and consideration of approving the February 16, 2021 SEPO Board Meeting Minutes ([attached](#))**
- 6) Reports of Officers:**

- a. Lyn Swonger - Golf Course
- b. Jean Burgoine (Common Grounds/Maint. Area 1) SEPO Buildings
- c. Larry Keller (Common Grounds/Maint. Area 2) Streets, Drainage & Irrigation Ditches, Texas Ave
- d. Lenore Combs (Common Grounds/Maint. Area 3) Storage & Shop Area, Tennis/Shuffleboard
- e. Mecca Henry - Treasurer - Financial Status / Reports
- f. Beth Parrish - Secretary
- g. Tony Tramel - President

**7) New Business:**

- a. **Tony** - SEPO Board 101 Education Discussion
- b. **Mecca, Treasurer** - Consider amending our Policy and Procedures to provide for a section noted as "Fiscal Policies."
- c. **Tony** - Assignment of two Directors to each director position, as Primary and a Secondary/Backup Position.
- d. **Tony** - Consideration to survey residents and revisit prior decisions after compiling survey information on:
  - a. Reestablishing Cart/ Trail Fees, and
  - b. Potential to permit immediate family to play golf on our course in isolation, during Covid-19 restrictions.
- e. **Tony** - Review of Policies, Bylaws, and Covenants and potential modifications. Authorizing the formation of a committee, selected by the President and Secretary, to review and recommend changes, if any, regarding the following:
  - a. Covenants, Bylaws, and Policies
  - b. Discussion of development of a 3-5-year capital improvement program.
  - c. Review of Sunshine Covid-19 PoliciesCommittee Heads will study the issues and report in writing their findings and recommendations to the Board within the next 60 days or less.
- f. **Lenore & Tony** - Inventory of SEPO residents who have had vaccines and develop a program to help those who have not received their shots. Open discussion.
- g. **Tony** - Discussion on the need to establish a formal means of addressing SEPO complaints and resolution of same.
- h. **Tony** - Informational meetings, when are they held, before actions rather than after actions by the Board. The Board should hear resident concerns before any action.
- i. **Tony** - Request each Board member to provide a list of items or issues that they feel the Board should examine in their role as Director and representing the Community.

**8) Unfinished Business.**

**9) Adjournment**

---

**Attachments: (Are on the Web site [HERE](#) and are available as a document at the links above.)**  
**February 16, 2021 Unapproved Minutes of 2021 Annual Meeting of Shareholders**  
**February 16, 2021 Unapproved SEPO Board Meeting Minutes**