

SEPO Board Meeting (Special) Minutes

Monday, February 21, 2022 @ 1 PM

"Hybrid" Meeting: Retzlaff Hall and Google Meet

1. **CALL TO ORDER** Beth Parrish called the meeting to order at 1 PM.
2. Beth Parrish read the **Covid** statement/disclaimer.
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 Board meetings.
3. **ROLL CALL** Beth Parrish, Jean Burgoine, Lenore Combs, Mark Owen, Randy Davis, Larry Keller and David Fleiner were all in attendance in Retzlaff Hall.
4. The meeting was recorded via **Google Meet video**. The recording can be viewed at this link:
https://video.wixstatic.com/video/2851bf_928aa55f8dde47558001c09fa027ae0c/720p/mp4/file.mp4
5. **AGENDA:**
 - a. **Posting** – Beth verified the Agenda was posted by the required 72 hours prior to the meeting.
 - b. **Consideration/Adoption of any Amendments to the posted Agenda.**
The following items had been requested to be added to the original meeting agenda.
 - i. **Beth** – Obtain David Fleiner signature on 'Oath of Office' form.
 - ii. **Board** – Determine if the vote was sufficient to pass the proposed amendments to the
 - iii. Covenants
 - iv. Bylaws
 - v. **Randy** – Possible revisions to ACC approval signs required to be posted on homes
 - vi. **David** – Residents Meeting process
 - vii. **David** – 2022 Board Goals

The Board voted by acclamation the above items could be added to today's agenda.

UNFINISHED BUSINESS –

1. **Continuation/Finalization of "Determination and Board Approval of the 2022 Board Officers and Directors positions".**
The Board President position was not finalized at the Required 1st meeting of the 2022 Board. All other Board positions were filled as stated below.
 - a. **Election of Officers:**
 - i. **President: Open Officer position**
 - ii. **Secretary:** Beth Parrish
 - iii. **Treasurer:** Mark Owen
 - b. **Assignment of Other Director positions:**
 - i. **Golf Course:** Randy Davis
 - ii. **Common Grounds/Maint. Area 1 - SEPO Buildings:** Jean Burgoine
 - iii. **Common Grounds/Maint. Area 2 - Streets, Drainage & Irrigation Ditches, Texas Ave:** Larry Keller
 - iv. **Common Grounds/Maint. Area 3 - Storage & Shop Area, Tennis/Shuffleboard:** Lenore Combs
 - c. **Election of Vice Presidents:**
1st VP: Jean Burgoine **and 2nd VP:** Lenore Combs

Randy moved and Lenore seconded to elect David Fleiner as the 2022 Board President. David indicated he would accept that position. Board vote was unanimous yes. The motion passed. At this point David took over chairing the meeting.

AGENDA AMENDMENT/ADDITIONS (approved by Board to be discussed at this meeting) –

1. **Beth** – Obtain David Fleiner signature on ‘Oath of Office’ form.
Since David was not physically present in Retzlaff Hall during the ‘Swearing In’ ceremony last week, Beth obtained his signature on the form today. All three of the forms signed by the newly elected Board members will be filed in the SEPO Office.

2. **Board** – Determine if the vote was sufficient to pass the proposed amendments to the:

- a. Covenants: Did Not Pass

Beth indicated it had been stated on numerous occasions before the vote, if any proposed amendments that did not pass were TX Law, those laws would supersede our Covenants. We will determine how to provide the law amendments to the community.

- b. Bylaws: Did Pass

MOTION & VOTE: Beth moved and David seconded we accept the Bylaws as having been passed by the residents by the appropriate margin. The vote was a unanimous yes. The motion passed.

The Board will move forward with updating the Bylaws in accordance with the owner approved amendments. Beth will investigate further if they do indeed need to be recorded at the Cameron County Clerk’s Office.

3. **Randy** – Possible revisions to ACC approval signs required to be posted on homes (<https://www.sunshinecountryclub.com/acc>)

The Board has received a SEPO Complaint form from a resident concerning the required display of an ‘approved’ Architectural Control Committee (ACC) document while improvements were being made to the home. The complaint was that the form contained private information that was being displayed for anyone to see.

MOTION: Randy moved and Larry seconded we suggest to the ACC they change the process/what is displayed when a resident’s work request has been approved.

DISCUSSION: Beth pointed out that, although the Board could suggest possible revisions to this form/process, it was ultimately up to the ACC to make any changes. Randy will document his ideas and determine how to present the Board approved proposal to the ACC. This will be an agenda item for the March 8 Board meeting.

VOTE: The vote was unanimous yes. The motion passed.

4. **David** – Residents Meeting process

David proposed that everyone on the Board review the current Residents Meeting process using Speaker Request forms (<https://www.sunshinecountryclub.com/speaker-request>) and be prepared to entertain changing the format of this meeting for next Winter season. This will be added to the agenda for the March 8 Board meeting.

5. **David** – 2022 Board Goals

David would like all Board members to document their 2022 goals and be prepared to discuss them at the March 8 Board meeting. This will be added to the agenda for that meeting.

OTHER AGENDA AMENDMENT/ADDITIONS –

1. **Randy** – Road repairs to area running in front of Encore Sunshine RV Park
Randy has received complaints from Sunshine residents about the potholes in this road. Larry is aware and indicated SEPO (Lalo) was preparing to ‘fix’ this road. The question is – Who owns and is responsible for the upkeep of this road. We need a formal, in writing, agreement of the findings. Several Board members will follow-up on this.
2. **Mark** – Moving SEPO money from PNC bank to a different financial institution
Mark explained why he was wanting to move this money and asked for input from the Board. Beth said it was documented in the minutes from the 3pm Shareholders meeting that Mark should research other financial institutions and report back to the Board. This will be added to the March 8 Board meeting agenda.
3. **Jean** – SEPO Complaint form concerning erosion of resident’s property
Larry has been trying to reach the contact listed in the SEPO Complaint form but it doesn’t appear this person exists. He has a number for the State of TX Waterworks and will continue to investigate.
4. **Jean** – David’s resignation from the ACC
David needs to resign from the ACC now that he is on the Board. Who will be replacing him? Jean believed the ACC had someone in mind.

UPD: Beth has sent the below to the Board for David to follow-up.

From the Covenants**ARTICLE V****ARCHITECTURAL CONTROL COMMITTEE**

The Architectural Control Committee shall consist of three (3) members to be appointed by the Board of Directors and two (2) alternates, to be appointed by the Architectural Control Committee and approved by the Board of Directors, for a term of two (2) years.

ADJOURNMENT –

Randy moved and Lenore seconded the meeting be adjourned. Board vote was unanimous yes. The motion passed. The meeting was adjourned and the recording was stopped at 1:38 pm.