

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
September 24, 2018**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Thompson at 9:30 a.m. on Monday, September 24, 2018, in Building Five Conference Room B, following Shareholders Open Forum.

ROLL CALL

Present: President Thompson, Vice President Berg Chief Financial Officer Park, Secretary Dolch, and Director Banfield

Absent: Advisory Director Kline

GRF Representative: Mrs. Fekjar

Guests: Fifteen Mutual Eight Shareholders

Staff: Ms. Hopkins, Mutual Administration Director
Ms. Miller, Director of Finance
Mr. Swordes, Building Inspector
Ms. Kemp, Recording Secretary
Mrs. Aquino, Recording Secretary

INTRODUCTION

President Thompson welcomed staff and guests to the meeting.

MINUTES

The August 27, 2018, Regular Minutes were approved by general consent of the Board as corrected.

The September 10, 2018, Special Meeting Minutes were approved by general consent of the Board as written.

BUILDING INSPECTOR'S REPORT

Building Inspector Swordes updated the Board on Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (attached).

Following questions, Inspector Swordes left at 9:45 a.m.

GRF Representative

GRF Representative Mrs. Fekjar presented her report.

GUEST SPEAKER – Ms. Miller

Ms. Miller presented the 2019 Operating Budget.

Following a discussion, and upon a MOTION duly made by CFO Park and seconded by Vice President Berg, it was

RESOLVED, To approve the 2019 Operating Budget for Mutual Eight of \$800,580, resulting in a regular monthly Mutual assessment of \$191.71 per apartment per month, for an increase of \$6.50 per month over the total Mutual operating costs of 2018, as presented, and to adopt this budget forthwith.

The MOTION passed.

Following questions, Ms. Miller left at 10:13 a.m.

UNFINISHED BUSINESS

Following a discussion, it was the consensus of the Board to postpone further amending Policy 7708.08 – Listing Inspections until the next Regular Board Meeting.

Following a discussion, and upon a MOTION duly made by Secretary Dolch and seconded by President Thompson, it was

RESOLVED, To allow US Bank Ladder CD Program with investments from BNY Mellon.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Secretary Dolch and seconded by Director Banfield, it was

RESOLVED, To approve, effective immediately, that the Greenbelt Area at 189 A+L will not be designated as a Mutual Eight Park.

The MOTION passed.

President Thompson recused herself at 10:55 a.m.

UNFINISHED BUSINESS (continued)

Following a discussion, and upon a MOTION duly made by Vice President Berg and seconded by Director Banfield, it was

RESOLVED, To approve, effective immediately, that the Greenbelt Area at 204-A will not be designated as a Mutual Eight Park.

The MOTION passed.

President Thompson returned to the meeting at 10:56 a.m.

President Thompson called a break from 10:56 to 11:10 a.m.

Following a discussion, and upon a MOTION duly made by Director Banfield and seconded by Vice President Berg, it was

RESOLVED, To approve the Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Policy, effective 2018-2019, and authorize the President to sign the Agreement.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Secretary Dolch and seconded by President Thompson, it was

RESOLVED, To authorize the GRF Executive Director and/or the Mutual Administration Director to issue two (2) **ADDITIONAL** Guest Passes, in accordance with GRF Policy 5536.1-33. Each Guest pass shall carry a unique identification number with a monthly report provided by the GRF Stock Transfer Office to the Mutual Board of Guest Passes issued noting the Shareholder/Member name as responsible party for the Guest, effective 2019.

The MOTION passed with four "yes" votes and one "no" vote (Banfield).

Following a discussion, and upon a MOTION duly made by Director Banfield and seconded by Vice President Berg, it was

RESOLVED, To adopt Policy 7490.pb.08 – Payment and Performance Bond on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

UNFINISHED BUSINESS (continued)

Following a discussion, and upon a MOTION duly made by Director Banfield and seconded by President Thompson, it was

RESOLVED, To adopt Policy 7541 – Co-Occupants, Qualified Permanent Residents and Health Care Providers on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

Following discussion, and upon a MOTION duly made by Vice President Berg and seconded by Director Banfield, it was

RESOLVED, To schedule two Town Hall Meetings this year (2018-2019), on 11/12/18, 10:30 a.m., and 3/4/19, 4:00 p.m.

The MOTION passed

NEW BUSINESS

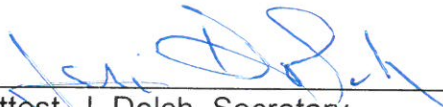
Following a discussion, and upon a MOTION duly made by Director Banfield and seconded by Secretary Dolch, it was

RESOLVED, To reschedule the Regular Meeting of December 24, 2018 to December 11, 2018 at 9:00 a.m. Building Five Conference Room B.

The MOTION passed.

ADJOURNMENT

There being no further business to conduct, President Thompson adjourned the meeting at 12:00 p.m. and stated that an Executive Session would follow to discuss member issues.



Attest, J. Dolch, Secretary
SEAL BEACH MUTUAL EIGHT
ck: 10/05/18
Attachments

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING SEPTEMBER 24, 2018**

9/24/18 RESOLVED, To approve the 2019 Operating Budget for Mutual Eight of \$800,580, resulting in a regular monthly Mutual assessment of \$191.71 per apartment per month, for an increase of \$6.50 per month over the total Mutual operating costs of 2018, as presented, and to adopt this budget forthwith.

RESOLVED, To allow US Bank Ladder CD Program with investments from BNY Mellon.

RESOLVED, To approve, effective immediately, that the Greenbelt Area at 189 A+L will not be designated as a Mutual Eight Park.

RESOLVED, To approve, effective immediately, that the Greenbelt Area at 204-A will not be designated as a Mutual Eight Park.

RESOLVED, To approve the Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Policy, effective 2018-2019, and authorize the President to sign the Agreement.

RESOLVED, To authorize the GRF Executive Director and/or the Mutual Administration Director to issue two (2) **ADDITIONAL** Guest Passes, in accordance with GRF Policy 5536.1-33. Each Guest pass shall carry a unique identification number with a monthly report provided by the GRF Stock Transfer Office to the Mutual Board of Guest Passes issued noting the Shareholder/Member name as responsible party for the Guest, effective 2019.

RESOLVED, To adopt Policy 7490.pb.08 – Payment and Performance Bond on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To adopt Policy 7541 – Co-Occupants, Qualified Permanent Residents and Health Care Providers on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To reschedule the Regular Meeting of December 24, 2018 to December 11, 2018 at 9:00 a.m. Building Five Conference Room B.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (08) EIGHT

INSPECTOR: **ROBERT SWORDES**

MUTUAL BOARD MEETING DATE: **SEPTEMBER 24, 2018**

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
192 G	total remodel	yes	04/23/18	09/30/18	no	6/6/18 shear walls	Kress
192 G	total remodel	yes	04/23/18	09/30/18	no	6/18/18 pl/el/frame	Kress
198 A	microwave	yes	05/01/18	05/20/18	no	7/6/18 final	Real McCoy
205 F	heatpump/attic access/2.5ton	yes	07/10/18	10/11/18	no	8/9/18 final	Greenwood
196 A	4 windows/one sliding door	yes	07/13/18	08/30/18	no	8/22/18 final	Seascope Enterprises
191 H	A/C 12,000 btu Fujitsu	yes	07/16/18	07/24/18	no	7/30/18 final	Alpine
184 F	carport cabinets	GRF	07/16/18	08/30/18	no		J & J Construction
186 J	kitchen remodel	yes	05/02/18	08/31/18	no	7/18/18 final	Los Al Builders
191 D	dual zone heat pump	yes	08/10/18	11/10/18	no	9/7/18 final	Greenwood
203 i	A/C and heat pump	yes	07/23/18	10/31/18	no	8/10/18 final	Greenwood
203 K	A/C and heat pump	yes	07/23/18	11/15/18	no	8/23/18 final	Greenwood
186 G	granite kitchen countertop	yes	07/25/18	08/30/18	no	8/9/18 final	Nationwide Painting
195 A	6 windows/screens/entry door	yes	06/22/18	07/29/18	no	8/2/18 final	Swenman Company
200 L	A/C 12,000 btu Fujitsu	yes			no	8/6/18 final	Alpine
187 H	bedroom extend/remodel	yes	05/25/18	10/31/18	YES	8/24/18 underplumb	Roberts construction
200 G	remodel	yes	06/26/18	12/28/18	YES	redtag 9/17/18	LW Décor
193 H	A/C 2.5 ton/concrete base	yes	08/03/18	12/05/18	no		Greenwood
180 A	bathroom remodel	yes	08/03/18	10/31/18	no	9/10/18 final	Los Al Builders
203 A	kit/bth counters/flooring	yes	08/06/18	10/15/18	no		Mamuscia
185 i	heat pump/concrete base	yes	08/03/18	12/04/18	no		Greenwood
194 F	micro/fans/electrical/moulding	yes	06/26/18	12/24/18	no	8/13/18 final	LW Décor
192 A	vinyl sheet/floor	yes	08/09/18	08/31/18	no	8/14/18 final	Cornerstone
194 D	entry door/screen unit	grf	08/21/18	09/21/18	no		Swenman Company
187 A	carport cab/ 93-#36	grf	08/15/18	08/31/18	no	9/4/18 final	Imagination Unlimited
203 D	3 heat pumps	yes	09/24/18	12/30/18	no		Greenwood
187 H	carport cabinet	grf	09/15/18	09/30/18	no		Imagination Unlimited
199 G	AC/heat pump	yes	10/01/18	01/20/19	no		Greenwood
181 E	bedroom carpet	grf	09/04/18	10/04/18	YES		Lowes
195 L	A/C 12,000 btu Fujitsu	yes	07/19/18	10/30/18	no	8/7/18 final	Greenwood

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
189 B		10/9/2017	03/05/18	3/22/2018	4/26/2018		
181 K		4/4/2018	04/12/18	4/12/2018	4/26/2018	6/18/2018	
200 G		11/16/2017	04/05/18	4/12/2018	4/25/2018	6/22/2018	
188 H		3/12/2018					
194 F		2/7/2018	05/15/18	5/22/2018	6/4/2018	6/15/2018	
191 A		2/27/2018	05/23/18	5/23/2018	6/7/2018	6/15/2018	
201 G		1/4/2018	05/30/18	5/31/2018	6/13/2018	7/25/2018	
204 D		2/7/2018	06/01/18	6/1/2018	6/8/2018		
188 E		6/25/2018					
178 G		6/25/2018					
182 L		6/27/2018					
197 C		7/31/2018					
192 B		7/31/2018	09/17/18	9/17/2018			
201 i		8/9/2018					
202 E		8/9/2018					
178 B		8/15/2018					
200 i		8/15/2018					
177 G		8/27/2018					
195 F		9/10/2018					
178 F		9/10/2018					

MUTUAL OPERATIONS**ADOPT DRAFT****PHYSICAL PROPERTY****Payment and Performance Bond – Mutual Eight**

RESOLVED, Performance Bond – permits for any construction work valued at more than \$10,000 performed in Mutual Eight shall require a Performance Bond. The bond shall require sufficient funds in the event the work is not completed on time and according to approved plans and also to the satisfaction of Mutual Eight for any reason. Exceptions are as follows:

1. The contractor is listed on the Physical Property list of approved contractors, and
2. The contractor has completed more than \$100,000 per year in contracts in Leisure World for the last three years.

MUTUALADOPTION

EIGHT:

DRAFT**RESIDENT REGULATIONS****Co-Occupants, Qualified Permanent Residents and Health Care Providers**

The community facilities of the Golden Rain Foundation are maintained for the use of members of Leisure World Seal Beach with the following exceptions:

1. Co-Occupants

- a. Senior citizens, as defined in California Civil Code Section ~~51.3(c)(1)~~ **51.3(b)(1)**, who are not members but are approved by the Mutuals to reside with a stockholder, shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061-31. (Forms 9001 and 9002)
- b. In order to comply with section 51.3 of the California Civil Code, the following classes of citizens may reside in Leisure World Seal Beach.
 - i.) Is 55 years of age or older
 - ii.) Has completed the Co-Occupant Application
 - iii.) Has written authorization from the Mutual President, or any Mutual Officer so designated by the Mutual President, to reside in the dwelling unit.
 - iv.) Has paid the required Amenities Fee to the Golden Rain Foundation

2. Qualified Permanent Residents

- a. Persons who are not senior citizens as defined in California Civil Code Section ~~51.3(c)(1)~~ **51.3(b)(1)**, who can present proof that they are eligible to be classified as Qualified Permanent Residents under California Civil Code Section ~~51.3(c)(2)~~, **51.3(b)(2)**, shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061-31. (Forms 9003 and 9004)

3. Health Care Providers

- a. Permitted health care residents, as defined in California Civil Code Section ~~51.3(c)(6)~~ **51.3(B)(7)**, shall be required to obtain a Caregiver Pass and are not entitled to use any of the community facilities. The administration shall furnish each Mutual a monthly report of those health care providers residing in the Mutual.

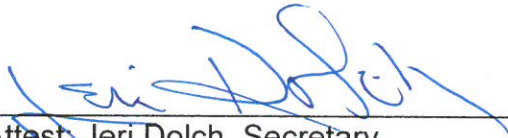
**MINUTES OF THE SPECIAL (AGENDA) MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
September 10, 2018**

A Special Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Thompson at 9:00 a.m. on Monday, August 13, 2018, in Building 5, Conference Room C.

Those members present were: President Thompson, Vice President Berg, CFO Park, Secretary Dolch, and Director Banfield. Also present were Five Mutual Eight Shareholders.

The purpose of the meeting was to discuss agenda items for the September 24, 2018 Regular Monthly Board Meeting.

President Thompson adjourned the meeting at 11:15 a.m.



Attest: Jeri Dolch, Secretary
SEAL BEACH MUTUAL EIGHT
ka:09/19/18

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. EIGHT

DATE: September 24, 2018

	GUEST NAME
1.	Marjorie Moeller
2.	Priscilla Fain
3.	Sandy Weisenstein
4.	Lawrence Murphy
5.	Swana White
6.	Carol Evans
7.	Michael Chang
8.	Rosie Haugen
9.	Larry Slutsky
10.	Rich Winslow
11.	Beth Winslow
12.	Dennis Kotecki
13.	Ben Bey
14.	Linda Klein
15.	Mark Youngs