

**MINUTES OF THE ANNUAL SHAREHOLDERS' MEETING  
SEAL BEACH MUTUAL EIGHT  
July 27, 2020**

The Annual Meeting of the Shareholders of Seal Beach Mutual Eight, a California corporation, was called to order by President Dolch at 10:12 a.m. on Monday, July 27, 2020, in Clubhouse 4.

**PLEDGE OF ALLEGIANCE**

Mike Banfield led the *Pledge of Allegiance*.

**QUORUM**

President Dolch advised that a quorum was present, either in person or by ballot, and she declared the meeting officially in session.

**SHAREHOLDER DECLARATION**

At the June 22, 2020 Regular Board Meeting, Dorene Youngs of Unit 186-J, declared her intent to vote cumulatively at this Annual Shareholders' Meeting.

**CERTIFICATION OF NOTICE OF MEETING**

Secretary Weisenstein read the Certification Notice:

I, Sandy Weisenstein, Secretary for Seal Beach Mutual No. Eight, hereby certify that the Notice of Stockholders' Meeting and Ballots were mailed in accordance with Article IV, Section 4, of the Bylaws of said Corporation to all subscribers of common stock as of June 27, 2020.

**FURTHER, IN ACCORDANCE WITH THE BYLAWS, THE CUMULATIVE VOTING PROCEDURE WILL BE USED.**

**INTRODUCTION OF CANDIDATES**

The following nominated candidates were introduced as follows:

Michael Banfield (Incumbent)  
Jeri Dolch (Incumbent)  
Camille Thompson (Incumbent)

Sandy Weisenstein (Incumbent)  
Dorene Youngs (Incumbent)

**ANNUAL SHAREHOLDERS' MEETING  
SEAL BEACH MUTUAL EIGHT**

**July 27, 2020**

**CLOSING OF NOMINATIONS**

President Dolch requested a motion to close the nominations. Upon a MOTION duly made by Barbara Berget, Unit 198-B and seconded by Eleanor West, Unit 188-L, it was

RESOLVED, that the nominations be closed.

The MOTION passed.

**BALLOTING**

Ms. Cheryl Wilson from Accurate Voting Services thanked the Mutual for the opportunity to provide this election procedure for the Mutual. They are the outside independent election service company that was selected to create the ballot, mail the ballot to the shareholders, and receive the return ballots to be opened today to determine Mutual Eight's new Directors.

President Dolch announced that the voting was now closed. All members are welcome to observe the counting process on the monitors. The counting of the ballots will also be shown live on YouTube.

**POSTING OF RESULTS**

President Dolch stated that within 15-days of the elections, the Board shall publicize the results of the elections in a communication directed to all shareholders. Results of the election will be posted on the main doors of all clubhouses upon completion of the final tally of ballots.

**MINUTES**

President Dolch asked for a motion to dispense with reading the minutes of the last Annual Shareholders' Meeting held on May 28, 2019, and that they be approved as printed and distributed.

Upon a MOTION duly made by Barbara Berget, Unit 198-B and seconded by Eleanor West of Unit 188-L, it was

RESOLVED, That the Annual Shareholders' Meeting minutes of May 28, 2019 be approved as printed and distributed.

The MOTION passed.

**INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS**

President Dolch introduced the current 2019-2020 Board members:

Jeri Dolch, President  
Mike Banfield, Vice President  
Camille Thompson, Chief Financial Officer

Sandy Weisenstein, Secretary  
Dorene Youngs, Director

President Dolch then introduced Executive Director, Randy Ankeny; Mutual Administration Director, Jodi Hopkins; and Recording Secretary Barua.

**DIRECTORS' REPORTS**

Ms. Youngs presented her report (attached).

**SECRETARY'S REPORT**

Ms. Weisenstein presented her report (attached).

**CHIEF FINANCIAL OFFICER'S REPORT**

Ms. Thompson presented her report.

**VICE PRESIDENT**

Mr. Banfield presented his report (attached).

**PRESIDENT'S REPORT**

Ms. Dolch presented her report (attached).

**GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT**

In Ms. Fekjar's absence, Mr. Ankeny presented her report (attached).

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Ankeny presented his report (attached).

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

Ms. Hopkins presented her report (attached).

**ANNUAL SHAREHOLDERS' MEETING  
SEAL BEACH MUTUAL EIGHT**

July 27, 2020

**ELECTION RESULTS**

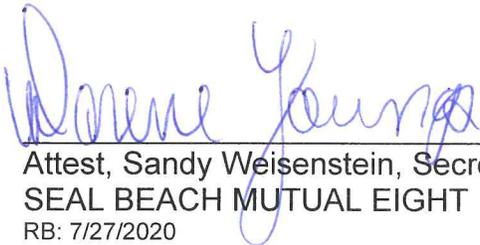
Accurate Voting Services, Inc., reported the following results of the election to the shareholders present. With 258 members representing 74% of the total voting power in Seal Beach Mutual No. Eight the following candidates were elected for the 2020 – 2021 term of office. Michael Banfield elected with 196 votes; Jeri Dolch, elected with 286, votes; Camille Thompson, elected with 238 votes; Sandy Weisenstein, elected with 187 votes; and Dorene Youngs, elected with 191 votes.

**BYLAWS AMENDMENT VOTE**

With a majority needed of 175 “yes” votes, the measure of *Amendment and restatement of Bylaws* passed with 196 “yes” votes and 58 “no” votes and 4 abstentions.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 11:11 a.m.



Attest, Sandy Weisenstein, Secretary  
SEAL BEACH MUTUAL EIGHT  
RB: 7/27/2020  
Attachments

My first year of volunteer service as a Director for Mutual 8 has been interesting and rewarding. I'd like to thank my fellow board members Jeri, Mike, Camille and Sandy for all their help. I also want to thank everybody at GRF. I work with the GRF Service Maintenance department a lot because I'm the one who usually answers the Mutual 8 Hotline. For most of those calls I handle the shareholders request by researching it, clarifying it, adding details, logging the request, and finally submitting the request to Service Maintenance. I handle about 90 such calls per month. My colleague Jeri, handles some calls too.

Some of the calls concern landscaping. I also serve the Mutual as our principal contact with our contractor J&J Landscaping. J&J started in our mutual in October 2019. Besides their ongoing weekly tasks, at our request J&J has trimmed 18 big trees, removed 4 trees, replaced 21 rotor sprinklers, replaced 5 valves, and fixed 12 broken pipes. It's a pleasure to work with the professional people at J&J, especially Jose. Often I meet Jose to check on particular trees, lawns, gardens, and irrigation systems. He is always very responsive and helpful. I look forward to continuing our great relationship with J&J.

I also look forward to working with all you Mutual 8 shareholders over the coming year. Thanks for your courtesy and patience when you call the hotline.

A handwritten signature in blue ink that reads "Warren Young". The signature is written in a cursive style with a large, sweeping flourish at the end of the name.

## Secretary Report

### Mutual 8

As the Mutual 8 Secretary my responsibilities include going to Administration and Copy & Supply to pick-up agendas, minutes, and all notices for posting in our 16 Laundry Rooms. Due to COVID-19, we are not passing the minutes around our buildings. If you do not use the laundry rooms, you may find the minutes on the Mutual 8 webpage. I have also had the pleasure of assisting CFO Camille Thompson weekly with the signing of invoices and checks for the Mutual. I am also responsible for carports, so if you have seen me out walking through your carports, yes, I am making sure our rules are being followed.

For Mutual 8 Shareholders Only- For questions regarding carport space rentals call the Mutual 8 Hotline.

Respectfully,

Sandy Weisenstein

ANNUAL REPORT MUTUAL 8 2019-20  
Michael Banfield Vice President / Physical Property

2019-20 has been a busy and wonderful and awkward and weird year for everybody and Mutual 8 is no exception. As physical property Director I've had the privilege of serving the best interests of the mutual in all property related issues.

We began this term with contracting and completing over \$60K worth of critical concrete repairs including the rehabilitation of three trash enclosure areas.

We then said goodbye to our beloved inspector Robert Swordes, with whom I had a particularly awesome working relationship with, as he moved on to greener pastures. We said hello to Victor Rodriguez who has done a remarkable job of filling some big shoes. We work well as a team to solve the day to day issues in mutual 8.

The Board Of Directors, along with input from inspectors, GRF staff and Administration, rewrote, modernized, and condensed the Mutual 8 Rules and Regulations with particular emphasis on the Architectural and Landscaping Sections, reducing the package from over 200 pages down to 85.

The Board negotiated and approved a new roofing contract with Roofing Standards and in spite of Covid-19 delays and restrictions we have begun re-roofing with the third roof starting this very morning. The first nine roofs will be completed by Nov. 1 and the next four will begin in April 2021. The Board and shareholders so far affected have had nothing but praise for the contractor and crews as the work under these adverse conditions.

Last winter and into spring the Board convened an Architectural review committee tasked with designing and developing a comprehensive extended patio program. After months of deliberation and input from the community a program has been created that will give every shareholder the opportunity to create a personal patio space adjacent to their unit. This program can be approved and implemented once the Amended Bylaws are approved this morning. Thank you all who served your community so well in this endeavor.

Another of my duties is to assist the inspector in performing the new listing inspections and meet with the new shareholders for the New Buyer Orientation. We have had 20 new orientations since Jan 2020 and this looks like a record year for new buyers in mutual 8. Please make our new neighbors welcome!!

I am looking forward to continuing serving Mutual 8 to the best of my abilities. I respect and appreciate your vote of confidence and ask everyone's help and cooperation as we continue to improve Mutual 8 next year and into the future.

Respectfully,  
Michael J. Banfield

## ANNUAL MEETING 2020

Good morning to everyone that is here and also to everyone that is in computer land. I want to take a minute to talk about how I feel working with this team. Dorene jumped right in without hesitation to take care of the hotline calls. She created a system to keep track of all calls and their issues and follows up when required. She can be out to lunch and receive a call on her watch, listen to it, send in an order request, send information to a file and not hardly miss a bite I say that is pretty good service. Sandy keeps total track of what we have in the hopper. She knows where we are supposed to be and when - multitasking and great notes I can always count on with her. Camille is Mother Hen when it comes to the Mutual money She spends countless hours keeping track of the expenses and has us all trained to ask what is the budget for projects before we get too excited about getting started. In my estimation it is one of the jobs that gets the least "good job" and yet we can't continue without the best at the helm. Mike always has my back whenever I need to work through an issue he is there to help. I'm pretty sure he can almost recite our Rules and Regulations from memory now. He is so knowledgeable regarding anything dealing with construction and has definitely saved our Mutual money this year regarding jobs being done. I'm surprised he has much brain left because I'm always picking away at it.

Being on this Board has been rewarding in so many ways and has come with a high learning curve. I am so grateful to start my second term as your President because honestly I feel I am more prepared with the knowledge I have gained. To be effective for you I realize there is much more ahead to learn but look forward to the challenge. I'm proud of our accomplishments – we have a garden committee and Our Architect and Design committee has done great work. I got an e-blast mail started with so far 80 residents signed up. I put out notices of upcoming changes going on, any new information you might be interested in. It is used for information only and has gotten very good feedback. I could not do it without our shareholder Mary Reynolds running the show inputting all the notices. I am also at many meetings each month to keep abreast of what is happening throughout Leisure World and how it will affect all of us. Being on this Board has afforded me to interact with so many wonderful people. We truly

have some nice neighbors. I won't lie we also have some, what I call, "curmudgeons" but that is fine with me. I am determined to find their smile and honestly I have with a couple and that makes me happy. My goal every day is to be honest, help with problems that arise with an unbiased attitude, show kindness and be respectful. My hope for us this year is to receive more ideas from our Shareholders as to new ideas they would like to see happening for our community and how they can be a part of it.

We have so many people that help keep this village going. I want to thank Victor Rodriguez our Physical Property Director who is always there to keep us on target with our inspections and all problems related to our buildings. Mark Weaver and David Drudge guided me through some tough waters this year and I so appreciate them. Maintenance department ran by Ruben Gonzalez and Aaron Hensley educated me and pulled me out of quicksand thank you. Stock Transfer with Belinda and her team are amazing. They are the hub of guiding you through the maze of information gathering that is required to get through the doors of our world. May I say they take a beating every day with a smile on their face. Administration---JODI JODI JODI you and your team are the true energized bunnies. I have no idea how you keep up with all of us but you do. Not only do you keep so many of us on track with our duties but you are a part time psychiatrist making sure we don't crack some days under the pressure trying to keep the ship going in the right direction. I would hate to know how many 3 ring binders would be filled up with your job description. Thank you Thank you Thank you. Mr. Ankeny you have so many hats to wear and too many people to answer to. I do not envy your position. I thank you for always taking my calls and always having your door open for me to come talk about issues I need guidance with. I also want to thank Roseman Law. Their guidance and truthfulness has always been for our benefit. I've said many times you can put 10 lawyers in a room with one question regarding their opinion and you will more than likely get 5-7 different answers. Point being go with the attorney for fill most confident with. I feel so strongly that we have a rock solid legal team I can call their office 4 times a day with a legal question and will not be billed for one phone call because that is part of our agreement. Last but most important to me I want to thank my husband or "first lady" as he says. He has been wonderful accepting the time

spent out of the home working on Mutual business and the time spent in my home office. All he needs is a big smile, a kiss and an I love you and a bowl of cereal is fine with him for dinner.

## GRF Representative's Report

As a result of the unprecedented COVID-19 crisis, which has fundamentally affected all of us, Annual meetings of the members have been delayed until now. I want to thank everyone for the opportunity to serve Mutual Eight. I am proud of the way that the GRF Board and the Board of Mutual Eight have taken action to support the community, our Mutual and our fellow Shareholder/members.

The adaptation of processes and strategies by the Mutuals, the GRF Board and the staff have been critical to the recovery ahead. The COVID-19 pandemic reminds us that the operating environment can shift abruptly, but our focus remains on the safety of our residents and our community.

I am pleased to present the GRF Annual Report: a statement of who we are, what we can do and how we are succeeding.



---

## 2019/2020 Executive Directors Annual Report

---

“There are far better things ahead than we leave behind”

C.S. Lewis

What a heartening quote to sum up the optimism our community feels regarding the effect the of the COVID-19 pandemic- “...there are far better things ahead...” The 2019/2020 Board term has truly been courageous in our collective fight against COVID-19 and in recognizing that we have reached that point in the communities life where we can no longer just place another coat of paint over our problems, but must make the difficult decisions to renew and rebuild, constructing a new, stronger foundation to serve our community well into the future.

Throughout this term, during periods of challenges and change, we have shown our resiliency. Together we are enduring a world changing event; with Coronavirus, we planned, we stayed calm and, most importantly, we are standing together as a community of friends and neighbors.

There are turning points in the life of a community, especially as a community ages past the fifty-year point. Many communities begin to fail and fall into disrepair with depreciating values, simply because Boards have not planned and could not respond to needed change. They could not meet a challenge. They could not change their current trajectory. They could not break free of old commitments and obligations. They did not have the strength.

Strength is a vital component to serve on a Board. We are blessed with caring volunteers who freely give their time to serve their fellow shareholder/members. Our Board members worked together establishing prudent financial planning, creating greater strength, greater courage, greater self-confidence, and greater transparency in what must done to protect and enhance the lifestyle and property values of our community.

Our strength is in working together, building consistency, building consensus regarding the tasks that had to be done, building the resolve to take risks, building the resolution to communicate with people and to unwaveringly address difficulties and dilemmas, building the skill to maintain community responsibilities even when the

actions may impinge upon a few, comprehending that it's the mutual benefit of a majority of the members that counts. This is foundation building for our future and the challenges that will be met and overcome together.

I want to express my sincere gratitude to the Mutual and GRF Board members for your service. Board service is the toughest volunteer role and you took on your Board duties with dedication, grace, and commitment.

My team and I are proud to be part of your community and your lives. Daily I see resilient, strong, and very compassionate people all working together.

We currently are facing times of uncertainty, but also a time of great promise. Yes, there are far better things ahead.

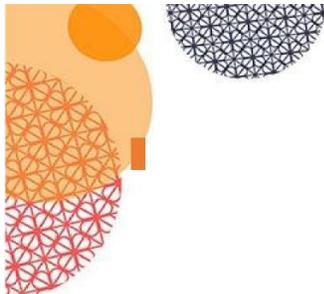
Best Regards,



Randy Ankeny, Executive Director

GRF, Seal Beach, CA

*Together*  
We're making  
a difference



# Annual Mutual Shareholders' Meeting 2020

*The GRF provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.*

Give me a platform and I am going to pick a few moments to celebrate our successes over the last year: please feel free to cheer with us because this has been by far the most difficult year. This pandemic has been an eye-opener for all of us. Moving into uncharted territory as we begin to reopen services requires innovation from us all. If it were not for technology, we would not have learned a new platform zoom; it was difficult at first and we are experts now! It has been a survival kit for us to continue to conduct the Mutual business. How reassuring it has been to know that we can count on all our efforts.

The greatest gift you can give is your time. Volunteers give their time and are the lifeblood of any Community. The work you have accomplished emphasizes the values and priorities of your Community.

Thank you to the Mutual Board of Directors, always answering our calls, responding to our emails, and bringing your dedication, loyalty, commitment, experience, and resources to the job of making life better for all of us.

Our team of staff members, along with the new or returning Mutual Directors, are willing to take on another year to continue the growth of our Community by incorporating everyone and working for the good of all. We will continue to have many successful years.

Thank you to the GRF Board of Directors, more specifically, your GRF Representative.

Thank you to our truly outstanding Executive Director, Mr. Randy Ankeny – whose leadership and vision steered us from day one. Thank you for your extraordinary ability and leadership to guide us always. We appreciate the efforts made by you. With your guidance we are ready to meet the coming challenges.

In closing, my sincere appreciation and gratitude. Thank you to everyone for your part in our journey.

Sincerely,

*Jodi Hopkins, Mutual Administration Director*

