MUTUAL EIGHT

BOARD OF DIRECTORS MONTHLY REPORTS FOR

February 2021

(See information attached.)

1008 Seal Beach Mutual No. Eight
Financial Statement Recap
01/31/2021

P.O. Box 2069
Seal Beach CA 90740

Jan Actual	Jan Budget		2021 Y-T-D Actual	2021 Y-T-D Budget
92,498	92,498	Carrying Charges	92,498	92,498
41,990	41,989	Reserve Funding	41,990	41,989
134,488	**134,487**	**Total Regular Assessments**	**134,488**	**134,487**
559	310	Service Income	559	310
3,025	2,829	Financial Income	3,025	2,829
4,505	2,955	Other Income	4,505	2,955
8,089	**6,094**	**Total Other Income**	**8,089**	**6,094**
142,577	**140,581**	**Total Mutual Income**	**142,577**	**140,581**
57,437	57,437	GRF Trust Maintenance Fee	57,437	57,437
8,372	10,430	Utilities	8,372	10,430
220	1,277	Professional Fees	220	1,277
22,602	20,185	Outside Services	22,602	20,185
10,598	9,263	Taxes & Insurance	10,598	9,263
41,990	41,989	Contributions to Reserves	41,990	41,989
141,219	**140,581**	**Total Expenses Before Off-Budget**	**141,219**	**140,581**
1,359	**0**	**Excess Inc/(Exp) Before Off-Budget**	**1,359**	**0**
4,641	0	Depreciation Expense	4,641	0
(3,282)	**0**	**Excess Inc/(Exp) After Off-Budget**	**(3,282)**	**0**
		Restricted Reserves		
1,857	0	Appliance Reserve Equity	30,562	0
0	0	Painting Reserve	270,381	0
29,524	0	Roofing Reserve	892,260	0
4,583	0	Emergency Reserve Equity	162,743	0
5,100	0	Infrastructure Reserve	724,637	0
41,064	**0**	**Total Restricted Reserves**	**2,080,583**	**0**

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

3. ARTICLE III – PORCHES/GOLF CART PADS

Section 3.2 – Golf Cart Pads.
Prior to obtaining approval from the Board, to comply with the exclusive use of common property restrictions, the Shareholder wishing to install a golf cart pad must register with DMV and obtain an ADA disabled pass, a copy of which is to be attached to the application, and also register the golf cart with GRF and Security.

Shareholders must obtain approval from the Board of Directors to approve a temporary easement for exclusive use and follow established guidelines for the installation and use of any electric cart or scooter and any necessary pad used for parking and recharging of carts and scooters. Such pads shall not be considered a permanent change to the Unit but shall remain a "non-standard" change. Any parking or charging pad shall be removed upon the resale or transfer of the applicable share of stock at the seller's expense, unless the buyer wants the pad to remain and agrees to such in writing, including an agreement that the buyer will have a golf cart within sixty (60) days. The Shareholder constructing a golf cart pad must contact the Physical Property Department to obtain a permit which must be obtained prior to the start of any construction. Minimum width will be five feet (5') and maximum width of any cart pad will be six feet (6').

Materials allowed: concrete, decorative pavers and decorative stone. Decorative pavers and stone must have a three-inch (3") concrete buffer on each side incorporated into the maximum width of six feet (6') for the cart pad.

By obtaining a permit for the cart pad, the Mutual Board is giving the Shareholder a temporary easement for the exclusive use of a portion of the common area. A cart pad is for parking and charging of electric golf carts. The area cannot be utilized for any use other than charging and parking a golf cart or scooter. If there is no golf cart, the property is to be returned to a grassy area, at the expense of the shareholder. The cart pad may not be used as an outdoor porch. There will be no plants, furniture or decorations of any kind on the pad. The exception would be if the cart pad is an extension of the garden. If the plants on the cart pad fall within the garden area, they will be acceptable, as long as they do not interfere with any space required for any golf cart or scooter using the pad. Notices of violations will be given for any infraction. After three (3) violations, the temporary variance will be revoked. At the shareholder's expense, the cart pad will be removed and returned to

AMEND

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

common area.

Before obtaining the permit, the shareholder will sign a recordable agreement agreeing to all the terms and conditions required to obtain said permit.

All costs related to this installation shall be borne by the Shareholder, including any modifications to the existing sprinkler system which work must be performed by the Mutual's contracted landscaper or other Mutual-approved contractor prior to the construction of the pad.

AMEND

14. ARTICLE XIV – MISCELLANEOUS

14.10 Section 14.10 – Inspection of Vacant, Unoccupied or Occasional-Use Units.

Any vacant, unoccupied, or occasionally used unit in Mutual Eight shall be inspected every 90 days by a Physical Property Inspector or his/her designate and the Mutual director assigned to the respective building. Inspections shall be conducted during the months of January, April, July, and October. The inspection in October may be waived during the years that the Fire/Safety Inspection is conducted. There will be a maintenance/inspection charge for Vacant, Unoccupied or Occasional use Units. The billing will be at a Service Request Order (SRO) rate starting with a 30-minute minimum and billed in fifteen (15) minute increments thereafter.

The Mutual director shall provide a list of vacant, unoccupied, or occasional-use units to the Physical Property Inspector or his/her designate and set an appointment with the inspector for the inspection. Mutual Directors are encouraged to talk to Building Captains to update the list of units to be inspected. If shareholders elect to conduct their own inspection, a Mutual Director must still be present to insure completion of the requirements.

The inspection of vacant units for sale will not be posted. The inspection for unoccupied and occasional-use units will be posted at least 24 hours prior to the inspection. Letters for posting are available through the Physical Property Office.

During the inspection, if any violations are found that are the responsibility of the shareholder, the shareholder must affect the repairs, maintenance or replacements as needed within the time frame specified. In accordance with the Occupancy Agreement, Section 11(c), Repairs, if the shareholder fails to affect the repairs, maintenance, or replacements in a manner satisfactory to the Mutual, the Mutual may do so and add the cost per Service Order Request.

4. ARTICLE IV – LANDSCAPE MAINTENANCE MANUAL

4.5. Section 4.5 – Pest Control and Fertilization within Garden Areas. Fertilization and plant pest control within the garden area are the responsibility of the Shareholder. Watering the garden area is also the responsibility of the Shareholder. At the Shareholder's expense, sprinklers may be added within the garden area. Maintenance of sprinklers will be at the Shareholder's expense. All fertilization and plant pest control within the flower bed are the responsibility of Shareholders at their expense. Pesticide application requires careful attention to prevent endangerment to other shareholders and their pets, as well as to beneficial insects.

4.5.1 Mutual Eight contracts with a pest control company to service the needs of the Mutual and the shareholders.

4.5.1.1 MUTUAL EIGHT PAYS FOR:
Interior unit treatment for ants, roaches, silverfish, pantry pests, weevils, spiders, earwigs, crickets. Annual termite inspections, rodent bait stations throughout the Mutual, removal of bee (includes carpenter bees), wasps' nests and yellow jacket hives, and fleas infesting a common area. Mutual pays for exterior treatments required for attics, patios, and garden areas.

4.5.1.2 THE SHAREHOLDER PAYS FOR:
Lizards, bed bugs, fleas, and any other indoor pest. Shareholders requesting pest control services must contact the Mutual Eight Hotline (562) 804-5503. Pest control services are provided weekly.

4.5.1.3 THE MUTUAL DIRECTOR WILL:
Inform the shareholder of responsibility for charges and call in the shareholder request for the next weekly visit. Any request regarding bed bug services will be reported immediately to the pest control company and to President of the Mutual and will involve an additional charge to the shareholder for a special service call. If the shareholder requests immediate service, a "service charge" will be added to their bill.

The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.

January 26, 2021

GRF **BOARD NEWSLETTER**

Approved Consent Agenda
MOVED and duly approved the Committee/Board meeting minutes for the month of December 2020: the minutes of the December 11, 2020 Recreation Committee Board meeting, the minutes of the December 21, 2020 Executive Committee Board meeting, the minutes of the GRF Board of Directors meeting, dated December 23, 2020, the minutes of the Special GRF Board of Directors meeting, dated December 30, 2020, the GRF Board Report, dated January 26, 2021, acceptance of the Financial Statements, December 2020, for Audit, and the Reserve Funds Investment Purchase.

General – Reopening – Amphitheater (for Religious Services)
MOVED to approve the reopening of the Trust Property amenity identified as Amphitheater (for religious purposes) under emergency action 70-1448-3D and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Mission Park (Bocce Ball and Multi-Use Courts)
MOVED to approve the reopening of Trust Property amenity identified as Mission Park, including the Bocce Ball and Multi-Use Courts, under emergency action 70-1448-3C, and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Golf Course
MOVED to approve the reopening of Trust Property amenity identified as Turtle Lake Golf Course under emergency action 70-1448-3T, and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Veterans' Plaza
MOVED to approve the reopening of Trust property commonly identified as Veterans' Plaza, under emergency action 70-1448-3P, and provisions of prevalent Orange County Public Health and safety orders.

General Non-budgeted Funding, Fire Protection Service for Trust Property
MOVED to terminate the contract with National Fire Protection for failure to provide services and award a three-year contract, for a total not to exceed $24,192, with All American Fire Systems, Operating funding, and authorize the President to sign the contract.

General Emergency Reserve Funding – Sewer Lift Station, Clubhouse Two
MOVED to ratify the emergency action and relative Reserve expenditures, in the amount of $25,547, for the replacement of critical components of the Sewer Lift Station at Clubhouse Two, per Pumpman proposal 18115R1, dated January 13, 2021.

General Non-budgeted Funding, COVID Vaccinations
MOVED to approve $50,000 of non-budget operational funding for the sole purpose to support actions of OC Heath and Optum to dispense the COVID-19 vaccine to community members on site.

Executive Committee Amend 30-5093-1, Member Rules of Conduct
MOVED to amend 30-5093-1, Member Rules of Conduct, clarifying prohibited behaviors, adding Member/Owner and Renter/Lessee wording, and adding wording applicable to GRF staff and GRF-contracted service providers while in the Mutuals.

Executive Committee Adopt 30-3182-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L)
MOVED to adopt 30-3182-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L).

Executive Committee Approve GRF Election Materials
MOVED to approve the 2021 election materials and the election process for the 2021 GRF Board of Directors election.

Executive Committee Award Election Provider Contract
MOVED to approve a three year contract with Accurate Voting Services, Inc. as Inspector of Elections under Civil Code §5110, in the amount of $121,552, per proposal dated January 14, 2021, and authorize the President to sign the agreement.

Recreation Committee Amend 70-1445-1, Mission Park
MOVED to amend 70-1445-1, Mission Park, adding renters/lessees as users of the multi-use facilities and indicating that 911, rather than GRF Security, be contacted in when persons are injured, as presented.

Security, Bus & Traffic Committee Conceptual approval – Contracted/Off-site Bus Service
MOVED to conceptually approve contracted off-property bus service, one day per week, for seven (7) operational hours of service and authorize the Security Bus and Traffic Committee to fully develop the necessary agreements and to seek the Finance Committee's determination if sufficient non-budgeted operational funds would be available. The Security Bus and Traffic Committee shall return to the Board a formal request upon satisfying the following conditions:

Finance Committee determination on the availability of non-budget operational funding to support the proposed transportation service, with possible cost recovery options, public health and safety orders would allow for the full use of a sixteen-passenger bus, complete contract for the proposed service, and compliance to insurance provisions as approved by the carrier.

Recap of GRF Committees' Activity January 2021

January 4, 2021, Recreation Committee

- CONCURRED to request Kathy Thayer provide written AARP guidelines for volunteer tax preparation, for the GRF Board of Directors' review;
- CONCURRED to refer the Friends of the Library Outside Storage area to the Physical Property Department to assess any repair costs and/or cost of replacement;
- MOVED to refer the pool room total renovation to the Strategic Planning Ad hoc (SPAH) Committee, for review;
- MOVED to refer the Bocce Ball Court installation to the Strategic Planning Ad hoc (SPAH) Committee, for review;
- CONCURRED to review the Ice Machine for Clubhouse Four at the February Committee meeting**;**
- MOVED to establish a Mini-farm Subcommittee to be comprised of Recreation Committee members Phil Friedman, as Chair, Marsha Gerber, Irma Heinrichs, Leah Perrotti and staff members Terry DeLeon, Vanessa Morris, and Andrew Delaney;
- MOVED to establish an Entertainment Subcommittee to be comprised of Recreation Committee members Leah Perrotti, Kathy Rapp, and Linda Stone;
- MOVED recommend the GRF BOD amend 70-1447-1, Mission Park, as presented.

CANCELLED: January 6, 2020, Governing Documents Committee
CANCELLED: January 6, 2020, Physical Property Committee
CANCELLED: January 7, 2020, COVID-19 Ad hoc Committee

January 8, 2021, Executive Committee

- MOVED to accept the election provider bid packet, as presented;
- CONCURRED to review the GRF Election Materials at a work study meeting;
- MOVED to amend 30-5110-3, Executive Committee Charter;
- MOVED to review 30-5093-1, Member Rules of Conduct, at a work study meeting;
- MOVED to recommend the GRF BOD adopt 30-3812-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L).

CANCELLED: January 11, 2021, Mutual Administration Committee

January 13, 2021, Security, Bus & Traffic Committee

- MOVED to recommend the GRF BOD conceptual approval, for one day per week contracted off-property transportation consisting of a Sixteen passenger shuttle for seven hours a day, from the GRF Amphitheater bus stop to the Long Beach Market Place (Trader Joes), at estimated cost of $29,660, Non-budgeted expense and forward to the Finance Committee for fee structure;
- CONCURRED to Committee to review all pending governing documents at a work study scheduled on February 3, 2021 at 1:00 p.m.

January 14, 2021, Communications/ITS Committee

- CONCURRED to review surveillance camera audit at the February or March Committee meeting;
- CONCURRED to request the IT Supervisor meeting with the Committee Chair prior to the February Committee meeting re: technical questions regarding Technavia;
- CONCURRED to increase the font size of Clubhouse Four dais survey and distribute to GRF BOD and recording secretaries for feedback;
- CONCURRED to review further options for the 2021 Community Guide cover.

January 15, 2021, Finance Committee

- MOVED to approve the emergency addition to the agenda under provisions of civil code, 4930(d): Emergency/Immediate Action 1, Reserve Funding – Replacement of Sewer Lift Station Core Components;
- MOVED to recommend the GRF BOD approve emergency Reserve funding, in the amount of $25,547, for the replacement of critical components of the sewer lift station at Clubhouse Two, per Pumpman proposal 18115R1, dated January 13, 2021. Action to be ratified at the January 26, 2021 GRF BOD meeting;
- MOVED to approve the emergency addition to the agenda under provisions of Civil code, 4930(d): Emergency/Immediate Action 2, Non-budgeted Funding – COVID-1 vaccine dispensing support;
- MOVED to recommend the GRF BOD approve non-budgeted funding, in the amount of $50,000, for the sole purpose to support actions required to dispense the COVID-19 vaccine to community members on site. Action to be ratified at the January 26, 2021 GRF BOD meeting;
- MOVED to recommend the GRF BOD accept for audit and forward to the GRF BOD the draft interim financial statements for the period ending December 31, 2020, as presented by the Director of Finance, and as reviewed by the Finance Committee;
- MOVED to recommend the GRF BOD authorize the purchase of brokered CDs, through Morgan Stanley, totaling $550,000 of reserve funds, with terms ranging from twelve to eighteen months,

at the prevailing interest rates at the time of purchase, and at the discretion of the financial advisors.

January 19, 2021, AB 3812 Ad hoc Committee

- CONCURRED to request the Stock Transfer Manager update the Renter/Lessee package with the Committee suggestions and send by email, the updated information to the GRF President and Committee Chair, including Mutual eight and Mutual Fourteen package, once completed;
- MOVED to recommend the GRF BOD adopt 50-1641-4A, Seal Beach Mutual Lease Agreement, as amended;
- MOVED to recommend the GRF BOD amend 30-1001-5, Glossary of Terms, as amended;
- MOVED to recommend the GRF BOD amend 50-3182-1, Member/Owner (M/O) Renter/Lessee (R/L) – Rules, as amended;
- MOVED to recommend the GRF BOD amend 50-3182-2, Member/Owner (M/O) and Renter/Lessee (R/L) – Fees, Fines and Deposits, as presented.
- MOVED to recommend the GRF BOD amend 70-1480-1, Arts and Crafts Festival, as amended;
- MOVED to recommend the GRF BOD amend 50-1641-4, Seal Beach Mutual Seventeen – Lease Agreement, as presented, as amended;

January 19, 2021, Website Redesign Ad hoc Committee

- CONCURRED to request the Chair, the Managing Editor and the IT Supervisor discuss Technavia issues prior to the next scheduled Committee meeting;
- CONCURRED to request the IT Supervisor discuss updating the Wikipedia verbiage for LWSB with the Executive Director.

Financial Recap – December 2020

As of the twelve-month period ended December 2020, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of $553,267.

Major variances are:

Wages, Taxes & Benefits	1,508,959	Favorable: Wages $1.2M; P/R Taxes $106K; Workers' Comp $42K; Group Ins $160K; average FTE < budget by 34.0 due to furloughs and reorganization
Temporary Agency Fees	(869,778)	Unfavorable: Temporary help for key positions.
Utilities	111,357	Favorable: Electricity $95K; Gas $20K; Closed facilities due to COVID-19
Community Entertainment	307,624	Favorable: Cancelled events due to COVID-19
Publication Printing	71,259	Favorable: No anticipated price increase; Telephone Book, Annual Report, Spotlight publications not printed.
Rental Income	53,204	Favorable: Increase in unit sales
News Advertising	(217,422)	Unfavorable: Less demand for display ads
SRO Labor Cost Recovery	(359,304)	Unfavorable: Less billable hours due to assignment of GRF projects and less demand from Mutuals due to COVID-19.
Other Income	43,484	Favorable: GAF donation offset by unfavorable for guest passes, permits, parking rental, parking fines, show sponsorships

Reserve Funds	**Fund Balance**	**Allocated For Current Projects**	**Allocated For Future Projects**	**For details, see page**
Repairs & Replacements	$11,238,577	$1,006,025	$10,232,552	7

Capital Funds	**Fund Balance**	**Allocated Funds**	**Unallocated Funds**	**For details, see page**
Capital Improvements	$3,087,355	$834,736	$2,252,619	8

Total year-to-date approved unbudgeted operating expenses are $80,201.