

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
February 27, 2023**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Dolch at 9:30 a.m. on Monday, February 27, 2023, in Administration, Conference Room A and via Zoom/Video Conference Call following Shareholders Open Forum.

PLEDGE OF ALLEGIANCE

The Board called for the Pledge of Allegiance.

ROLL CALL

Present:	President Dolch, Vice President Banfield, Chief Financial Officer Weisenstein, and Director Reed
Absent:	Secretary Youngs
Guests:	Two Mutual Eight Shareholder (in-person)
GRF Representative:	Ms. Thompson (via zoom; entered at 9:42 am)
Staff:	Ms. Hopkins, Mutual Administration Director (via zoom) Mr. Hough, Building Inspector Ms. Barua, Senior Portfolio Specialist Ms. Lee, Assistant Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

ACCEPTING RESIGNATIONS AND APPOINTMENTS

Following a discussion and upon a MOTION duly made Chief Financial Officer Weisenstein and seconded by Director Reed, it was

RESOLVED to respectfully accept the resignation of Dorene Youngs as Secretary and Director from the Mutual Eight Board of Directors.

The MOTION passed unanimously.

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

RESOLVED to respectfully accept the resignation of Sandy Weisenstein as Chief Financial Officer from the Mutual Eight Board of Directors.

The MOTION passed unanimously.

**BOARD OF DIRECTORS
MUTUAL EIGHT**

February 27, 2023

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

RESOLVED to appoint Sandy Weisenstein as Secretary to the Mutual 8 Board of Directors, effective immediately, for the remaining 2022-2023 term in office.

The MOTION passed unanimously.

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

RESOLVED to appoint Craig Jaunzemis as a Director to the Mutual 8 Board of Directors for the remaining 2022-2023 term in office.

The MOTION passed unanimously.

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

RESOLVED to appoint Craig Jaunzemis as Chief Financial Officer to the Mutual 8 Board of Directors, effective immediately, for the remaining 2022-2023 term in office.

The MOTION passed unanimously.

MINUTES

The Regular Meeting Minutes of January 23, 2023 were approved by general consent of the board to stand approved as written.

BUILDING INSPECTOR'S REPORT

Building Inspector Hough presented the Building Inspector's report (attached).

Following a discussion and upon a MOTION duly made by Vice President Banfield and seconded by Chief Financial Officer Jaunzemis, it was

RESOLVED to approve the Roofing Standards contract for the re-roofing of buildings 198 and 178 at a cost not to exceed \$305,388.00. Funds to come from Roofing Reserves and authorize the President to sign any necessary documentation subject to review by GRF Physical Properties Department.

The MOTION passed unanimously.

Following questions, Mr. Hough left the meeting at 9:48 a.m.

GRF REPRESENTATIVES' REPORT

GRF Representative Ms. Thompson provided a verbal report.

Following questions, GRF Representative Ms. Thompson left the meeting at 10:00 a.m.

CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Jaunzemis and seconded by Secretary Weisenstein, it was

RESOLVED that the Board authorizes the following transfers of funds per detailed and dated resolutions, by consent calendar.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
1/27/2023	\$36,032.50	US Bank Checking to US Bank Non-Restricted Money Mkt.
2/03/2023	\$12,380.00	J&J Landscaping Invoice #: Multiple, Check #: 11783
2/06/2023	\$165,272.77	ACH Direct Debit from multiple shareholders to US Bank Checking
2/06/2023	\$83,406.21	US Bank Checking to GRF- US Bank Checking
2/07/2023	\$66,672.69	US Bank Checking to US Bank Impound (Property Taxes)

The MOTION passed unanimously.

UNFINISHED BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Jaunzemis and seconded by Vice President Banfield, it was

RESOLVED to ratify the proposed rule change by amending Section 2.17 – Electrical of the Rule and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously.

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

RESOLVED to ratify the proposed rule change by amending Section 4.17 – Common Property Landscaping of the Rule and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously.

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

RESOLVED to ratify the proposed rule change by amending Section 5.23.1 – Vehicle Parking at unit of the Rule and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously.

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

RESOLVED to ratify the proposed rule change by amending Section 17.3.1 – Standard Major Appliance Maintenance / Replacement of the Rule and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously.

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

RESOLVED to ratify the proposed rule change by amending Section 17.5.1 – One – Year Warranty of the Rule and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Secretary Weisenstein and seconded by Chief Financial Officer Jaunzemis, it was

RESOLVED to approve that the Mutual Eight Board of Directors approve the GRF Lease Agreement for Mutual Eight's use of Trust Property, Lot E commencing January 1, 2023 to December 31st, 2023. At a cost not to exceed an annual rent of \$1.00 per year and authorize the President to sign the lease agreement.

The MOTION passed unanimously.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Jaunzemis and seconded by Director Reed, it was

RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of January 2023.

The MOTION passed unanimously.

**BOARD OF DIRECTORS
MUTUAL EIGHT**

February 27, 2023

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

RESOLVED to propose a rule change adding Section 2.38 – Solar Panel System and Form of the Rule and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Weisenstein received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Secretary Weisenstein provided an update.

VICE PRESIDENT REPORT

Vice President Banfield provided an update.

PRESIDENT REPORT

No report.

PORTFOLIO SPECIALIST

Senior Portfolio Specialist Barua submitted her report (attached).

ANNOUNCEMENTS

NEXT MEETING: March 27, 2023, Open Forum 9:15 a.m., 9:30 a.m. Location: Administration Building, Conference Room A and via Zoom Video/Conference Call

COMMITTEE REPORTS

No Committee Reports.

DIRECTORS COMMENTS

No Directors made comments.

SHAREHOLDER COMMENTS

No Shareholders made a comment.

ADJOURNMENT

There being no further business to conduct, President Dolch adjourned the meeting at 10:41 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on, February 27, 2023 at 11:01 a.m., and took the following actions:

Mutual Eight Board of Directors approved the Executive Session Minutes of December 29, 2022.

1. No Legal Matters were discussed.
2. No Contracts were discussed.
3. Some Assessments / Delinquencies were discussed.
4. No Disciplinary Hearings occurred.



Attest, Sandy Weisenstein, Secretary
SEAL BEACH MUTUAL EIGHT
RB/LL 02/27/23
Attachments

MUTUAL EIGHT EMAIL BLAST

If you would like to keep up with the Mutual Eight current information and events, please submit your email address to President Dolch. To be included in the Mutual Eight email blast, please email President Dolch at the email address provided with a subject line referencing your unit number:

m8emails@gmail.com

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE: **February, 2022**

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1778K	Shower cut down	GRF	10/27/22	02/11/23			Nukote
178C	Kitchen & bath Remodel	Both	02/06/23	11/01/23			Cal Custom Interiors
178C	Windows	GRF	02/13/23	03/13/23			mamuscia
183G	Remodel	Both	04/18/22	10/30/22	no	Insulation 6/28/22, Framing, Rough wiring, HVCA wiring, rough plumbing 6/24/22, Sheer Pa	JC Kress
184E	windows/sliders/ electrical/walls	Both	12/06/22	03/31/23			berkqvist
185F	Remodel	Both	09/06/22	03/18/23		Plumbing 12/13/22, footings 1/5/23	178C BYDC INC.
186I	Flooring	GRF	12/05/22	02/01/23			Michael's Carpet
188h	Barn door	GRF	01/18/23	04/20/23		Final 2/8/23	Los Al Builders
189K	Solar Panels	Both	02/13/23	03/13/23			Steadfast Home
190C	Flooring	GRF	01/06/23	02/28/23		Final 1/24/23	B&B Carpet
190H	Flooring	GRF	08/30/22	09/30/22			Kary's Carpet
191E	Shower remodel	GRF	11/07/22	03/03/22		Rough Plumbing, framing 1/24/23	bergkvist
193L	Heat pump	Both	11/15/22	03/01/22		Final 1/10/23	Greenwwod
192E	Flooring, Heat Pump, bathroom re	Both	11/23/22	12/23/22	Yes		Marco Plumbing
195B	Kitchen Remodel	GRF	02/06/23	03/31/23	Yes		Marco Construction
195J	Patio flooring	GRF	01/17/23	03/30/23		Final 2/10/23	MP Construction
196B	Door/ pony wall/stucco	Both	11/10/22	12/30/22		Framing 12/5/22, Lath 12/6/22, Final 1/13/23	Vickers
198I	windows	Both	10/27/22	12/31/22		Final 1/11/23	Vickers
199J	Flooring	GRF	12/16/22	01/21/23		Final 1/13/23	Family flooring
198I	Windows	GRF	10/27/22	12/31/22		Framing 12/5/22, lath 12/6/22	Vickers
199C	Kitchen cabinets	GRF	01/27/23	03/27/23			Ogan Construction
202K	Washer dryer/ electrical panel	Both	01/23/23	05/30/23			Bruno Alvarez
204B	Bathroom remodel	Both	11/08/22	12/31/22			Konrad Konstruction

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE: **February, 2022**

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
178C		07/12/22	12/19/22	12/21/22			
178D		10/24/22	12/05/22	12/05/22			
178F		08/03/22	09/20/22	10/14/22		12/13/22	
183J		06/28/22	10/24/22	10/31/22	11/10/22	12/08/22	
185L		04/29/22	07/26/22	08/22/22			
189D		10/13/22	01/24/23	01/26/23			
192K		02/01/23					
195B		05/09/22	09/09/22	09/12/22			
200B		09/14/22					
200K		04/26/22	08/01/22	08/08/22			
202L		04/18/22	08/01/22	08/08/22	08/12/22		
204C		07/28/22	08/16/22	08/25/22			

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

CONTRACTOR	PROJECT
J & J Landscaping	September 16, 2019 to September 15, 2022
So Cal Fire Protection	laundry room fire extinguishers - yearly
Empire Pipe and Supply	sewer cleaning - yearly
Fenn	Pest control May 31, 2021 to May 31, 2023
Fenn	Bait station -july 1,2020 to june 30, 2023
National Coin Washer & Service, Inc.	laundry services + 29 washers and 29 dryers July 1, 2019 - June 30, 2024

Shareholder Visits and Mutual Requests

200 laundry room	
183F sky light	
192E ants FENN	
181 Carport water leak	
199C Kitchen cabinets	
178D Dishwasher	
178F Smoke detector	
187B Water heater	
Carport 103 spc24 damaged	
178F slow drain shower	
189K Sand bags	
181H Shower mixer replacement	
181L Side walk/ water leak	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE: **February, 2022**

202F &G water heater repairs	
178B Sand bags and plastic	
188D skylight leaking	
192E ants FENN	
188D skylight order	
202G water heater repair	
178C Bath fan	
192E ants FENN	
185L Check on construction progress	
178D Dishwasher	
194G Fill side walk	
189D Escrow questions	
194G Fill side walk	
178F French doors	
178D Microwave	
189K Solar Panels	
201D Maintenance bill- skylight closer	
189B Rodents	
201D billing skyligh closure	
203D Faucet replacement	
189D Reverse Osmosis	
196L window leak	
178D sewage leak	
189D Wall heaters	
178D sewage leak	
199C Maitenance left tools behind	
178D Flooring	
188D Skylight repalcement	
194G Fill side walk	
196B light fixture	
183G roof leak	
191B Kitchen cabinets	
178C Doors	
189D bathroom faucet	
183G roof leak	
189D bathroom faucet	
178D flooring	
178D FENN	
179A Electricty draw	
192K install new kitchen hood	
200B dishwasher	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE: **February, 2022**

178F Lock door	
192B soloar panels	
178D Microwave	
178F File cabinet	
186 Attic access	
198F Refrigerator	
186G screen	
191D Electrical receptacle	
189D Refrigerator	
178D Microwave	

P.O. Box 2069
Seal Beach CA 90740

Jan Actual	Jan Budget		2023 Y-T-D Actual	2023 Y-T-D Budget
110,763	110,765	Carrying Charges	110,763	110,765
43,978	43,978	Reserve Funding	43,978	43,978
154,742	154,743	Total Regular Assessments	154,742	154,743
293	334	Service Income	293	334
1,026	1,604	Financial Income	1,026	1,604
1,525	3,042	Other Income	1,525	3,042
2,844	4,980	Total Other Income	2,844	4,980
157,585	159,723	Total Mutual Income	157,585	159,723
67,244	67,244	GRF Trust Maintenance Fee	67,244	67,244
9,627	12,716	Utilities	9,627	12,716
2,021	1,218	Professional Fees	2,021	1,218
19,323	22,603	Outside Services	19,323	22,603
14,685	11,964	Taxes & Insurance	14,685	11,964
43,978	43,978	Contributions to Reserves	43,978	43,978
156,877	159,723	Total Expenses Before Off-Budget	156,877	159,723
709	0	Excess Inc/(Exp) Before Off-Budget	709	0
8,820	0	Depreciation Expense	8,820	0
(8,112)	0	Excess Inc/(Exp) After Off-Budget	(8,112)	0
Restricted Reserves				
2,839	0	Appliance Reserve Equity	17,924	0
992	0	Painting Reserve	271,372	0
29,941	0	Roofing Reserve	136,310	0
3,093	0	Emergency Reserve Equity	263,186	0
5,100	0	Infrastructure Reserve	760,110	0
41,965	0	Total Restricted Reserves	1,448,902	0

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

are the responsibility of the shareholder.

2.16.1.1. At the time of a unit remodel requiring cooper repiping a flood control device and alarm (FLOW-STOP or equivalent) device shall be installed upstream of the cold water supply isolation valve and the sensor to be installed at the floor in the water heater/ refrigerator cabinet. This device is to be A/C powered with a battery backup.

2.16.1.2. When a washer/dryer is installed in a unit flood prevention devices with alarm (FLOW-STOP or equivalent) are to be installed on the hot/cold water supplies with the sensor on the floor of the cabinet.

2.16.1.3. When a dishwasher is installed a flood prevention device with alarm (FLOW-STOP or equivalent) is to be installed on the hot water supply line with the sensor mounted on the floor under the appliance.

2.16.1.4. When an additional bathroom is installed flood prevention devices with alarm (FLOW-STOP or equivalent) are to be installed on toilet and lavatory supply lines.

2.16.1.5. When a Bidet toilet seat is installed, regardless if it is on a standard or non standard toilet, the supply lines must be braided stainless steel and a flood prevention device with alarm (FLOW-STOP or equivalent) must be installed on the supply line.

2.16.2. Plumbing Blockages

Mutual shall pay the charges for all common mainline and back to back blockage in the kitchen and bathroom sinks. Shareholder shall pay for any toilet blockage, sink blockage, or tub/shower stoppage that affects their Unit only. Service Maintenance will perform all plumbing repairs and Shareholder will be responsible for any damages caused by any isolated blockage.

2.16.3. Annual Cleaning of Sewer Laterals.

Mutual shall pay for an annual spring cleaning of the lateral sewer of the Mutual as a preventative maintenance measure, provided a reasonable bid can be secured to perform the work.

2.17. Section 2.17 – Electrical.

If a new circuit is required and space cannot be found within the existing panel, **or if the existing panel is an original standard ZINSCO panel**, then a new panel will be necessary and shall only be **Square D #Q0124L125APG 24**

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT**Rules and Regulations**

spaces/24 circuits with 100 amp main shut off, **or current standard model**. No sub panels when remodeling. All electrical boxes in the common walls shall be metal, not plastic. All remodels shall require high efficiency lighting such as LED, Gu24, or fluorescent tube. No screw in bulbs will be permitted.

2.17.1 – Existing Zinsco panels must be replaced when installing new a/c systems, heat pumps, washer/dryers, microwave ovens, dishwashers, or when a remodel adds living space square footage to the unit. This will be at the shareholders expense.

2.18. Section 2.18 – Draftstopping.

Draftstopping will be required within the attic space along the sides of the Unit, but not at the attic corridor under the ridge. Draftstopping may be a minimum of 5/8 OSB, plywood, or type X drywall from the top plate and extend to the underside of the roof sheeting. Draftstopping need only be installed in such a manner as to remain in place with minimal framing/backing required.

2.19. Section 2.19 – Insulation/Sound Proofing/ Fireproofing.

All common walls shall be insulated for soundproofing and fireproofing. The common walls, when open in a remodel, shall be filled with a mineral wool such as Roxul Safe 'n Sound. Any penetrations for plumbing or electrical shall be sealed with approved fireproof sealant or spray foam. All electrical boxes in common walls shall be metal.

2.20. Section 2.20 – Flooring.

Shareholders may replace flooring within their Units, with a permit from GRF and using a licensed contractor, approved by GRF. Any replaced flooring must be tested or disposed of properly at Shareholder's expense. Outside porches require a crack isolation barrier. Porch flooring transition to entry walks are Shareholder's responsibility and must be made flush by raising concrete entry walkways. Kitchen, bathroom, and porch flooring must meet friction coefficient standard as stated in Seal Beach Building Codes.

2.21. Section 2.21 – Dishwashers.

Shareholders may have any make or model built-in dishwasher installed in their Units at their own expense by a licensed contractor approved by the GRF Physical Property Department after securing the necessary permits from the GRF Physical Property Department prior to beginning work. The dishwasher requires a separate electrical circuit. The Shareholder assumes full responsibility for any damage incurred as a result of a dishwasher, whether built-in or portable in their Unit. All plumbing and alterations to be completed by

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT**Rules and Regulations**

The Garden Committee wants Shareholders to know that donations of trees to enhance our Mutual's appearance are greatly appreciated. Trees are one thing that all Shareholder's enjoy and want to maintain. They provide shade and improve and enrich our living spaces in the Mutual. The Garden Committee welcomes all tree donations. If you would like to donate a tree, the procedure is very simple: Present a proposal to the Garden Committee of what type of tree you want to donate, it's size and where you would like it planted. If your request meets the criteria set forth by the Garden Committee, the proposal will be presented to the Mutual Board, and a vote will be taken at the monthly Board Meeting. Once approved by the Mutual Board, the tree can be ordered then planted by the Mutual.

4.17. Section 4.17 – Common Property Landscaping ~~Planting Tree Wells.~~

~~All Shareholders are prohibited from planting or placing any items or vegetation within the tree wells on their greenbelts.~~ **All landscaped areas beyond the unit's 4' garden line are common Mutual property.**

4.17.1 - All donated trees become Mutual property.

4.17.2 - Shareholders may not plant any vegetation in the tree rings.

4.17.3 – A Shareholder who places pots or items under a tree or hangs items from the branches assumes responsibility for any adverse effect on the tree and may be responsible for removal and replacement of the tree. Complaints about the appearance of said items shall be directed to the Board for review which may result in the removal of said items at the shareholders expense.

4.17.4 - A shareholder may not trim, prune, cut back or in any way alter mutual trees or foliage.

If a shareholder feels such action is necessary they are to appeal to the Board. If a mutual tree is damaged due to a shareholder's actions they will be held responsible for all expenses incurred by the Mutual to reshape, stabilize, and/or replace the tree as deemed necessary by the Board.

4.18. Section 4.18 – Turf Areas.

Turf areas are described as the ground areas located outside the Unit's flowerbed area. The Mutual is responsible for the maintenance of this area. Shareholders are not permitted to install, maintain, remove, or relocate plants or any other landscaping materials, in the turf areas, around trees, irrigation corners

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

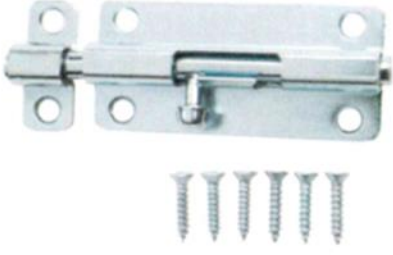
Home / Lumber & Composites / Fencing / Fencing Parts & Accessories / Fence Gate Latches & Slide Bolts

Internet #203170038 Model # 12896 Store #012 #240435




Everbilt >
3 in. Zinc-Plated Barrel Bolt
 ★★★★★ (8) Write a Review Questions & Answers (1)

- Durable steel construction with zinc-plated finish
- Perfect for securing doors, gates and cabinets
- Includes all screws for convenience

\$3⁹⁸



Store Finder Tools & Tool Rental For the Pro Gift Cards Credit Services Favorites Track Order Help

421791  My Account  Cart (0 items) 

All Departments Home Decor & Furniture DIY Projects & Ideas Installation & Services Specials & Offers Local Ad


Home / Paint / Paint Tools & Supplies / Glue & Epoxy / Construction Adhesive / General Purpose Construction Adhesive

Internet #200203954 Model # LV401 Store #012 #421791 Store #012 #100201028

Liquid Nails >
10 oz. Heavy Duty Construction Adhesive
 ★★★★★ (96) Write a Review Questions & Answers (77)

- Works with a variety of materials
- Easy to use, provides an ultra-strong bond
- An essential for any do-it-yourself enthusiast

\$2⁵⁷

 Save up to \$100 on your qualifying purchase. Apply for a Home Depot Consumer Card

5.23. Section 5.23 – Electric Carts & Golf Carts.

Shareholders who own oversized golf carts or LSVs (low speed vehicles) that are designed to carry more than four people must park these vehicles on the street or in the carport. Golf carts or scooters are not permitted on grass areas at any time. Any cart damaging a sprinkler will result in the owner being responsible for any damage. No charging of electric carts, cars or scooters is allowed in carports. If you presently have an electrical outlet, you will be charged a monthly fee for the additional electricity. Shareholders may park any electric vehicle, including automobiles in their assigned carport space.

5.23.1 – Vehicle Parking at unit. A shareholder may apply for a permit to construct a golf cart parking pad adjacent to their unit per Sec. 3.2. At NO time will a shareholder park a golf cart or LSV (low speed vehicle) on the

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT**Rules and Regulations**

unit's porch or extended patio area, or any common turf area.

5.24. Section 5.24 – Sidewalk Traffic Restriction.**5.24.1. Gasoline-Powered Vehicles.**

Gasoline-powered vehicles, including two-wheeled gasoline-powered vehicles, are prohibited from using sidewalks in the Mutual. Exceptions shall be limited to the following: (i) Emergency medical vehicles belonging to the Health Care Center; (ii) Service vehicles designated for sidewalk use belonging to GRF; (iii) Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with Qualifying Residents, Shareholders or corporations (such as newspaper carriers). This exception does not include mopeds and motor scooters.

5.24.2. Roller Skates, Rollerblades, Skateboards, Scooters.

Due to potential safety hazards, visitors in the Mutual who are the responsibility of the Qualifying Residents may not use roller skates, roller blades or skateboards or scooters (motorized or other) on Mutual sidewalks or streets. Except that employees working in Leisure World, and visitors residing outside of Leisure World, may ride Bicycles or Tricycles on Mutual sidewalks or streets only if accompanied by a Qualifying Resident.

5.24.3. Golf Carts or LSVs.

Shareholders may operate a golf cart or LSV less than 48" in width on a sidewalk only from the point of origin to the nearest driveway or place of exit to the street. Larger golf carts or LSVs are not permitted to be operated on sidewalks. Shareholders should never exceed five (5) miles per hour on any sidewalk regardless of the time of day. Unless an emergency exists, Shareholders driving golf carts, LSVs, or any other vehicle may not use a sound device to alert pedestrians of their presence. Passing a pedestrian on a sidewalk is acceptable ONLY if the pedestrian acknowledges the driver's presence and invites them to pass. Only soft-voice alerts such as "good morning" are acceptable to alert pedestrians of the vehicle's presence. Pedestrians always have the right-of-way on sidewalks, followed by, in order of priority, non-powered wheelchairs, power wheelchairs, mobility scooters, Tricycles and Bicycles. Golf carts or LSVs cannot obstruct any portion of sidewalks.

5.24.4. Shareholder Responsible for Injury or Damage.

Damage caused by a Shareholder or a Shareholder's Permitted Health Care Resident, family member, guest, or vendor shall be the responsibility of the Shareholder.

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT**Rules and Regulations**

In addition, all repairs, maintenance, or replacement of any cosmetic items, hardware, fixtures, and other non-standard additions and/or alterations (except permitted construction of interior and exterior walls, ceilings, and roofing) to the original Mutual building structure will be the responsibility of the Shareholder, and all charges and costs for the maintenance, repair or replacement of the same shall be paid by the Shareholder of that Unit.

17.2. Section 17.2 – Maintenance of Cosmetic and Non-Standard Additions/Alterations.

All cosmetic items and non-standard additions and/or alterations including, without limitation, all glass, etched or paned windows, non-standard doors, decorative non- standard windows/doors framing or molding, skylight domes, brick or other facing material, non-standard electrical fixtures and lights, all non-standard flooring including carpeting, wood flooring of any kind, counters made of non-standard materials, non-standard added appliances and plumbing fixtures, non-standard bathroom fixtures, and non- standard cabinetry, ceiling fans, heat pumps, wall heaters, and screens and windows in Patios shall be the maintenance responsibility of the Shareholder.

17.3. Section 17.3 – Standard Service Maintenance Repairs.

All standard Service Maintenance repairs are performed by the Mutual at no cost to the Shareholder, so long as such maintenance services are not a result of negligence on the part of the Shareholder. Such repairs include those which are necessary to maintain functionality of electricity, plumbing, and standard appliances.

17.3.1. Standard Major Appliance Maintenance / Replacement – Effective 03/01/2023 – Mutual STANDARD major appliances, i.e. refrigerator, stovetop, or oven, that are unrepairable shall be replaced in one of the following manners.

Option A. The appliance will be replaced with the current STANDARD model if and when it is available from GRF Purchasing, paid for by the Mutual. Once the new appliance is installed the Mutual will warranty it unconditionally and repair or replace it within a 1 YEAR period after which the shareholder assumes full responsibility for maintenance, repair, or replacement.

Option B. Should a STANDARD appliance be unrepairable and require replacement, the shareholder may purchase a non-standard appliance and arrange for installation by a vetted

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

contractor. This requires a GRF permit and approval by the Board. Once the installation is complete the Mutual shall credit the shareholder the current cost of an installed Standard appliance. The shareholder assumes all future maintenance responsibilities for said appliance.

17.4. Section 17.4 – Smoke Detectors.

The Mutual shall replace all standard smoke detectors and smoke detector batteries (the 10-year type) at no cost to the Shareholder. The Mutual will also replace all standard smoke detectors and batteries after the remodel of a Unit, except at the time of the construction when it is the Shareholder's cost.

17.5. Section 17.5 – One-Year Warranty.

Upon the resale or sale of the Unit, the existing Shareholder, shall obtain a one-year warranty on each non-standard appliance and provide all warranties in the escrow packet. The cost of said warranty shall be equally shared with the new Shareholder.

17.5.1. On transfer of stock, the Mutual will warranty the existing STANDARD appliances for 1 YEAR after which the buyer assumes full maintenance responsibility. Warranty commences at escrow closing date.

17.6. Section 17.6 – Payment of Standard Items.

All standard items (refrigerators, countertops, ovens, cooktops, sinks, toilets, disposal, noncut down shower units, shower doors, bath fans) are replaced by the Mutual when they are nonfunctional and irreparable. If a shareholder chooses to purchase new standard items from GRF purchasing and pay service maintenance to install said item, the Mutual will warranty that item into the future.

17.7. Section 17.7 – Standard LED Light Fixture.

In the event of failure of a lighting ballast to the original bedroom/den soffit and kitchen light fixtures, a standard LED light fixture (supplied by the Purchasing Department) shall be installed at the Mutual's cost.

17.8. Section 17.8 – SmartBurners.

All Units shall have SmartBurners installed at the Mutual's cost. If the standard stove top is not present in the Unit, the Mutual will provide some other fire safety option, when reasonable. Deviation from a Mutual standard stove top requires: (1) approval from the Building Inspector in regard to fire safety; and (2) that Shareholder must return the full set of four SmartBurners to the Mutual. The Shareholder shall be responsible for replacement costs if any of the four

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT**Rules and Regulations**

and approval by the Board. Once the installation is complete the Mutual shall credit the shareholder the current cost of an installed Standard appliance. The shareholder assumes all future maintenance responsibilities for said appliance.

17.4. Section 17.4 – Smoke Detectors.

The Mutual shall replace all standard smoke detectors and smoke detector batteries (the 10-year type) at no cost to the Shareholder. The Mutual will also replace all standard smoke detectors and batteries after the remodel of a Unit, except at the time of the construction when it is the Shareholder's cost.

17.5. Section 17.5 – One-Year Warranty.

Upon the resale or sale of the Unit, the existing Shareholder, shall obtain a one-year warranty on each non-standard appliance and provide all warranties in the escrow packet. The cost of said warranty shall be equally shared with the new Shareholder.

17.5.1 – On transfer of stock, the Mutual will warrantly the existing STANDARD appliances for 1 YEAR after which the buyer assumes full maintenance responsibility. Warranty commences at escrow closing date.

17.6. Section 17.6 – Payment of Standard Items.

All standard items (refrigerators, countertops, ovens, cooktops, sinks, toilets, disposal, noncut down shower units, shower doors, bath fans) are replaced by the Mutual when they are nonfunctional and irreparable. If a shareholder chooses to purchase new standard items from GRF purchasing and pay service maintenance to install said item, the Mutual will warranty that item into the future.

17.7. Section 17.7 – Standard LED Light Fixture.

In the event of failure of a lighting ballast to the original bedroom/den soffit and kitchen light fixtures, a standard LED light fixture (supplied by the Purchasing Department) shall be installed at the Mutual's cost.

17.8. Section 17.8 – SmartBurners.

All Units shall have SmartBurners installed at the Mutual's cost. If the standard stove top is not present in the Unit, the Mutual will provide some other fire safety option, when reasonable. Deviation from a Mutual standard stove top requires: (1) approval from the Building Inspector in regard to fire safety; and (2) that Shareholder must return the full set of four SmartBurners to the Mutual. The Shareholder shall be responsible for replacement costs if any of the four SmartBurners are missing.

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

inspection as ordered by the Mutual Board, with a duly posted 72-hour notification to the Qualifying Resident. Any infractions will be indicated, and the Qualifying Resident will be informed by mail to cure the infraction within thirty-two (32) days of the date of the letter. A follow-up inspection of the premises will be conducted to assure compliance. If compliance is not completed, Shareholder will be fined on a per diem basis until compliance is complete.

2.38. Section 2.38 – Solar Panel System and Form.

Shareholder Print Name	Date	Apt
If a shareholder wishes to purchase a solar panel system for their unit, the following must be adhered to:		
Only a PURCHASED (Non-Financed) solar panel system will be considered. Leasing will not be approved.		
The Shareholder must obtain a permit from the City of Seal Beach and the Physical Property Department of the Golden Rain Foundation (GRF) prior to having solar panels and the related equipment installed by an approved LW licensed contractor.		
The Shareholder will assume financial responsibility in case the licensed company fails to comply with all provisions of the permits and all GRF and Mutual policies, rules and regulations and agrees to return the Mutual property to its original condition or satisfactorily complete the installation. The installing approved contractor will have a C-10 contractor license. Installation and removal of any product that penetrates the roof, such as solar system jacks, shall be performed by the Mutual 8 roofing contractor that retains the roof guarantee, at the shareholders' expense and requires a permit from Physical Properties.		
The Mutual has the authorization to remove the solar panels and related equipment at shareholder's expense if the installation does not comply with these regulations or the provisions of this policy are not met or fail to remain in compliance.		
Solar panels will be mounted flat on the roof directly over the serviced unit with a minimum number of roof penetrations and will be located so as not to interfere with direct access to the roof vents from the front of the unit for clearing plumbing stoppages, and in locations approved by the		

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT**Rules and Regulations**

Mutual Board and the Physical Property Department. Five feet of clearance is to be used as a pathway for a Spartan drain cleaner to reach the drains from the front of the unit. Panels must not interfere with plumbing, electrical internet or TV access. Panels will be mounted in accordance with the specifications of the Physical Property Department. Related equipment will be placed in locations approved by the Mutual and the Physical Property Department and mounted in accordance with the specifications of the Mutual and the Physical Property Department.

The shareholder must sign a copy of Section 2.38 and acknowledge that they are aware of the provisions and agree to abide by them. The Mutual, and others acting on behalf of the Mutual, are not liable for any damage to or misalignment of the solar panels and related equipment caused by repairs and/or maintenance work authorized by the Mutual. Further, the shareholder will remove and reinstall the solar panels and related equipment at their expense when deemed necessary by the Mutual for the purpose of repairs and/or maintenance work to the roof and/or building, including reroofing and/or painting operations.

Any damage which may occur to the roof or building during and/or after installation of the solar panels and related equipment or upgrading equipment is the responsibility of the shareholder and any repairs will be paid for by the shareholder. The repairs will be performed by a Golden Rain Foundation approved contractor.

2.38.1. Invertor Box

If used, the central/string inverter box must be installed inside the apartment, or an outside closet/ cabinet; it may not be installed at building ends, on the roof, or at the front of the apartment. If used, micro-inverters or optimizers are to be installed underneath the solar panels and attached to the rails or solar panels.

If the existing electric sub-panel is not adequate, it must be upgraded subject to all City of Seal Beach, Southern California Edison, and GRF-Seal Beach electric codes at the shareholder's expense.

The solar panels and related equipment must be maintained in good condition. If the solar panels and related equipment are not maintained in clean and operable condition by the

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

shareholder, the solar panels and/or related equipment will be removed and/or replaced at the shareholder's expense.

The solar panels and related equipment must be removed upon the sale or transfer of the unit, at the shareholder's expense, unless the buyer/transferee signs a supplemental agreement accepting responsibility for the solar panels and related equipment and agrees to the provisions of this regulation. In any case, the shareholder is responsible for returning the roof to its original condition including and not limited to re-roofing the unit area.

2.38.2. Battery Backup's or Power Wall

Any installation of a Battery backup or Power Wall system at any time must be submitted to Mutual 8 for approval. A permit must be obtained from the City of Seal Beach, and the Physical Property Department of the Golden Rain Foundation (GRF) prior to any installation. Installation must be performed by an LW licensed Electrical contractor.

2.38.3. Cleaning of Solar Panels

Cleaning of solar panels must be performed by LW Service Maintenance, a LW approved handyman, the roofing company that holds the current warranty or the solar system contractor, at the Shareholder's expense. It's suggested that solar panels be cleaned once a year by an approved contractor.

2.38.4. Insurance

The Shareholder is required to have H06 Insurance policy of \$500,000 liability minimum. Upon application, the shareholders must provide the Board of Directors with a copy of the shareholder's HO6 insurance policy of \$500,000 liability minimum. This policy must be maintained, not ever allowed to lapse, as long as the solar panels and systems are installed.

All applications will be approved on a case-by-case basis.

Shareholder Signature

Date

Apt

(FEB 23)

SEAL BEACH MUTUAL NO. EIGHT

Rules and Regulations

Shareholder Signature	Date	Apt
------------------------------	-------------	------------

Contractors Signature	Date	Contractors License #
------------------------------	-------------	------------------------------

(FEB 23)

PORTFOLIO SPECIALIST REPORT

February 2023

Election time is here!



If you wish to run for a director's position on the Mutual Board and be included on the ballot for your Mutual election, please see the staff in the Stock Transfer Office in the Administration Building window on the first floor for a candidate's application form.

Please see the 2023 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly.

