

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
January 23, 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, January 23, 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, Secretary Youngs and Director Reed
Guests:	Four Mutual Eight Shareholder (in-person) One Mutual Eight Shareholder (via zoom)
GRF Representative:	Ms. Thompson (via zoom)
Staff:	Ms. Hopkins, Mutual Administration Director (via zoom) Mr. Hough, Building Inspector Ms. Barua, Senior Portfolio Specialist Ms. Equite, Assistant Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

MINUTES

The Regular Meeting Minutes of December 29, 2022 were approved by general consent of the board to stand as approved.

BUILDING INSPECTOR'S REPORT

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

Following questions, Mr. Hough left the meeting at 9:37 a.m.

GRF REPRESENTATIVES' REPORT

GRF Representative Ms. Thompson provided a verbal report.

**BOARD OF DIRECTORS
MUTUAL EIGHT**

January 23, 2023

CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Weisenstein and seconded by Secretary Youngs, 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>
11/18/2022	\$25,000.00	Invoice# 1152 Check# 11749 Payee: MJ Jurado
12/14/2022	\$27,089.99	Transfer from US Bank Restricted Money Mkt. to US Bank Non-Restricted Money Mkt.
12/15/2022	\$14,715.00	Invoice# 12-15-22 8 Check# 11761 Payee: J&J Landscaping
12/17/2022	\$11,740.00	Invoice# 12-17-22-08 Check# 11769 Payee: J&J Landscaping
12/22/2022	\$15,000.00	Transfer from US Bank Non-Restricted Money Mkt. to US Bank Checking
12/22/2022	\$35,040.67	Transfer US Bank Checking to US Bank Restricted Money Mkt.
01/05/2023	\$167,032.61	Transfer from ACH-Direct Debit from multiple shareholders to US Bank Checking
01/05/2023	\$129,978.80	Transfer from US Bank Checking to GRF – US Bank Checking
01/05/2023	\$20,000.00	Transfer from US Bank Restricted Money Mkt. to US Bank Checking
01/06/2023	\$66,485.14	Transfer from US Bank Checking to US Bank Impound (Property Taxes)

The MOTION passed unanimously.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Weisenstein 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 December 2022.

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 approve that Mutual Administration send out an Opt-Out Notice, allowing the shareholder to remove their name, property address, mailing address, and/or e-mail address from the membership list, per Civil Code §5220 Membership List Opt-Out.

The MOTION passed unanimously.

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

RESOLVED to propose a rule change amending Section 2.17 – Electrical of the Rules 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.

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

RESOLVED to propose a rule change amending Section 4.17 – Common Property Landscaping of the Rules 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.

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

RESOLVED to propose a rule change amending Section 5.23.1 – Vehicle Parking at unit of the Rules 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.

**BOARD OF DIRECTORS
MUTUAL EIGHT**

January 23, 2023

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

RESOLVED to propose a rule change amending Section 17.3.1 – Standard Major Appliance Maintenance / Replacement of the Rules 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.

Following a discussion and upon a MOTION duly made by Secretary Youngs and seconded by Director Reed, it was

RESOLVED to propose a rule change amending Section 17.5.1 – One – Year Warranty of the Rules 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.

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

RESOLVED to approve donation of \$150.00 funds to the Emergency Information Council for the distribution of booklet “Boots on the Ground”. Funds to come from Miscellaneous.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Youngs received no correspondence.

CHIEF FINANCIAL OFFICER’S REPORT

Chief Financial Officer Weisenstein provided no update.

VICE PRESIDENT REPORT

Vice President Banfield provided an update.

PRESIDENT REPORT

President Dolch provided an update.

GRF Representative Ms. Thompson left the meeting at 10:11 a.m.

PORTFOLIO SPECIALIST

Senior Portfolio Specialist Barua presented her report (attached).

ANNOUNCEMENTS

NEXT MEETING: February 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

One Shareholder made a comment.

ADJOURNMENT

There being no further business to conduct, President Dolch adjourned the meeting at 10:17 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, January 23, 2023 at 10:43 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.

Sandy Weinstein

Attest, Dorene Youngs, Secretary
SEAL BEACH MUTUAL EIGHT
RB/DE 01/23/23

Attachments

(These are tentative minutes, subject to approval by the Board of Directors at the next regular Board of Directors Meeting.)

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: **January, 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
181J	Carport cabinet	GRF	11/22/22	12/31/22		Final 12/14/22	MJ Jurado
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
183J	Carport cabinet	GRF	12/05/22	12/31/23		Final 12/15/22	MJ Jurado
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 1/5/23178C	BYDC INC.
186I	Flooring	GRF	12/05/22	02/01/23			Michael's Carpet
188E	Heat Pump	GRF	09/15/22	01/11/23		Final 12/28/22	Greenwood
190C	Flooring	GRF	01/06/23	02/28/23			B&B Carpet
190H	Flooring	GRF	08/30/22	09/30/22			Kary's Carpet
191C	Flooring	GRF	11/22/22	12/30/22		Final 12/09/22	Kary's carpet
191E	Shower remodel	GRF	11/07/22	03/03/22			bergkvist
193L	Heat pump	Both	11/15/22	03/01/22		Final 1/10/23	Greenwood
192E	Flooring, Heat Pump, bathroom remodel	Both	11/23/22	12/23/22	YES		Marco Plumbing
195J	Washer/dryer kitchen remodel	Both	10/27/22	02/28/23		Plumbing, electrical 12/1/22, Final 12/16/22	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
197E	Heat pump	Both	09/28/22	01/17/23		Final 12/16/22	Greenwood
197I	Carport cabinet	GRF	11/15/22	12/15/22		Final 12/8/22	MJ Jurado
198I	Patio wall	GRF	10/27/22	12/31/22		Final 12/5/22	Vickers
198I	Windows	GRF	10/27/22	12/31/22		Framing 12/5/22, lath 12/6/22	Vickers
203D	Flooring	GRF	11/15/22	12/31/22		Final 12/9/22	B&B Carpet
204B	Bathroom remodel	Both	11/08/22	12/31/22			Konrad Konstruktion
205D	Flooring	GRF	11/17/22	12/01/22		Final 12/6/22	Kang's Construction
205J	Heat pump	Both	09/23/22	11/13/22		Final 12/6/22	Greenwood

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE: **January, 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			
188H		09/19/22	10/11/22	10/18/22		11/21/22	
189D		10/13/22					
189E		07/20/22	10/06/22	10/06/22		11/08/22	
192E		09/02/22	10/20/22	10/24/22		11/21/22	
195B		05/09/22	09/09/22	09/12/22			
195J		08/22/22	10/11/22			11/08/22	
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			
204K		07/28/22	10/13/22			11/08/22	
205C		04/14/22	05/18/22	05/20/22	06/06/22		

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

195J Paint 4x4	
189E Garbage disposal	
193L lent in the attic	
204K garbage disposal	
199C Cabinet	
189E Garbage disposal	
189E Heat pump	
193B Gutter	
204C drawer craked, refrigerator, lights bathroom, garbage disposal	
183C skylight shaft	
178F French door	
189K skylight	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

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

194B skylight	
192C Water damage	
185L Electrical problem / breaker	
203D toilet tank loose	
178F french door	
191C Cap on galvanized pipe	
189E Dishwasher replacement	
204D Foul Smell/ asphalt tar?	
198I pony wall	
189A Skylight	
204K wall clean out den	
191C dishwasher cap on galvanized pipe	
192E No permit	
178F French door	
199J flooring/ cabinets	
199C Flooring/ Cabinet	
190C leaking angle stop	
193L Dryer vent in attic clean out	
199J Remove people from doing work w/o permit	
185F check on work done	
184H Kitchen cabinet drawers	
199C flooring/ cabinets	
192E contractor trash in shareholders bins	
199J Spoiled food	
194B Skylight	
199J Cabinets	
178D Roof leak /saw cut	
185F move side walk lamp	
194B Skylight	
178D water leak	
205J sign yellow page	
199J written consent	
194L Skylight	
178D Roof leak /saw cut	
194L water heater turned up	
199J security / key	
194L Contractor list	
199J Plumbing/ contractor	
178D Painter	
178F work needed to be done	
178F French doors	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

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

199A broken sprinkler	
178C Carport cabinet hinges	
195J Bathfan noisy	
196K hosebib leaking	
196L Repair water line under hosebib	
194K Bed bugs	
199J bath faucet leaking	
196G FENN ants	
178D Roof leak	
178C vents at fascia	
199J cabinets	
196B Light fixture	
199J cabinets	
202F 202G Water heater leak	
178C Bergin	
184K toilet leak	
199J cabinets	
178C Refrigerator	
199J Paint	
202G & F Water heater	
178C Heat Pump	
202F angle stop replacement	
178C Stove, leaking faucet	
189E leaking toilet	
178C window latch	
196B Light over sink	
199J unlock doors	
196B lock box	
178Dskylight pole	
178C bathroom faucet	
178D Microwave	
189A skylight	
202 F&G water heater repairs	
178D shelf tabs	
178C Escrow questions	
178D Microwave	
196B Light fixture	
202G and F Drywall rusty elbow	
193H second hand smoke	
178FSmoke detector	
178C trash / screens	
198K Roof leak	
200 laundryroom clean dryer	
178B Roof leaking	

P.O. Box 2069
Seal Beach CA 90740

Dec Actual	Dec Budget		2022 Y-T-D Actual	2022 Y-T-D Budget
99,734	99,736	Carrying Charges	1,196,807	1,196,799
42,414	42,410	Reserve Funding	508,964	508,964
142,148	142,146	Total Regular Assessments	1,705,771	1,705,763
287	335	Service Income	3,679	4,009
1,025	220	Financial Income	9,196	2,673
1,575	3,050	Other Income	53,482	36,666
2,887	3,605	Total Other Income	66,356	43,348
145,035	145,751	Total Mutual Income	1,772,127	1,749,111
59,871	59,871	GRF Trust Maintenance Fee	706,889	718,397
10,474	11,038	Utilities	136,612	132,379
3,507	1,292	Professional Fees	12,451	15,493
49,166	21,072	Outside Services	272,343	252,941
5,625	10,079	Taxes & Insurance	131,918	120,937
42,414	42,410	Contributions to Reserves	508,964	508,964
171,058	145,762	Total Expenses Before Off-Budget	1,769,178	1,749,111
(26,023)	(11)	Excess Inc/(Exp) Before Off-Budget	2,949	0
9,376	0	Depreciation Expense	94,552	0
(35,398)	(11)	Excess Inc/(Exp) After Off-Budget	(91,603)	0
		Restricted Reserves		
826	0	Appliance Reserve Equity	15,085	0
0	0	Painting Reserve	270,381	0
29,941	0	Roofing Reserve	106,370	0
4,583	0	Emergency Reserve Equity	260,092	0
3,014	0	Infrastructure Reserve	755,010	0
38,364	0	Total Restricted Reserves	1,406,938	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 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 - Shareholder who place pots or items under a tree or hang items from the branches assume 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 damage 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

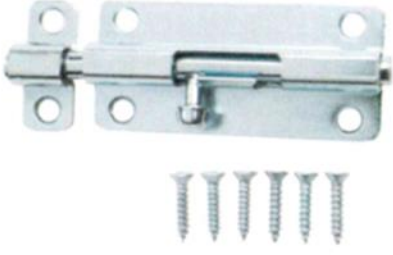
Home / Lumber & Composites / Fencing / Fencing Parts & Accessories / Fence Gate Latches & Slide Bolts

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 # LVH61 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 warrantly 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 contractor. This requires a GRF permit

(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**

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)

Portfolio Specialist Report January 2023



Wipes cause a pain in the drain!

Avoid sewer backups and protect your pipes!

Dispose of these items in the trash, NOT the toilet.

- Disinfecting Wipes
- Paper Towels
- Baby Wipes
- Towelettes
- Mop Refills
- Facial Tissue
- Diapers
- Sanitary Items



EVEN IF PRODUCT LABEL SAYS FLUSHABLE, THEY ARE NOT FLUSHABLE!!

Place the items listed above in a trash can

**Putting these items down toilets may plug sewers and cause raw
sewage to back up into YOUR HOME!**

Year-End Mail Out Information

The 2023 guest passes, and property tax and assessment information were mailed out in the beginning of January!

As a reminder, guest passes are intended for your trusted family and friends, and are not to be given to contractors, caregivers, neighbors, or someone you've hired to work in your home.

If you have not received your guest passes or payment coupons by mid-January or have questions about registering your Caregiver/PHCR or pet call the Stock Transfer Office at (562) 431-6586 ext. 346.