

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
April 24, 2023

Open Forum begins at 9:15 a.m. – Meeting begins at 9:30 a.m.
Administration Building, Conference Room A and via Zoom Video/
Conference Call

TO ATTEND: The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting GRF Mutual Administration at mutualsecretaries@lwsb.com or (562)431-6586 ext. 313 and requesting the call-in or log-in information.

TO MAKE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must submit their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:30 p.m., on 04/23/2022, the business day before the date of the meeting. If you do not have access to an email, please call (562)431-6586 ext. 313 and let us know that you wish to make a comment during the open shareholder forum.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. INTRODUCTION OF GRF REPRESENTATIVE, STAFF AND GUEST(S)

Ms. Thompson, GRF Representative
Mr. Hough, Building Inspector
Ms. Barua, Senior Portfolio Specialist
Mr. Jackson, Portfolio Specialist

4. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of March 27, 2023**
5. BUILDING INSPECTOR'S REPORT Mr. Hough
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 3-4)
 - a. Discuss and vote to approve 3-year Fenn Pest Control Contract (pp. 5-7)
 - b. Discuss and vote to approve the Patio at 185F (handout) (p. 8)
6. GRF REPRESENTATIVE Ms. Thompson
7. CONSENT CALENDAR
 - a. Discuss and vote to approve authorization of transfers of funds for Mutual Eight (p. 9)
8. **UNFINISHED BUSINESS**
 - a. No Unfinished Business
9. **NEW BUSINESS**
 - a. Discuss and vote to approve Mutual Monthly Finances (p. 10)
 - b. Discuss and vote to approve funds of \$400 for annual meeting

Luncheon (p. 11)

- c. Discuss and vote to approve the funds of \$500 for the Beautification Committee. (p. 12)
- d. Discuss and vote to ratify phone poll for renting unit 190C. (pp. 13-14)
- e. Discuss and vote to cancel May board meeting due to Annual Election Meeting. (p. 15)

STAFF BREAK BY 11:00 A.M.

- | | | |
|-----|--|-----------------|
| 10. | SECRETARY / CORRESPONDENCE | Ms. Weisenstein |
| 11. | CHIEF FINANCIAL OFFICER'S REPORT | Ms. Jaunzemis |
| 12. | VICE PRESIDENT REPORT | Mr. Banfield |
| 13. | PRESIDENT REPORT | Ms. Dolch |
| 14. | PORTFOLIO SPECIALIST REPORT | Ms. Barua |
| 15. | ANNOUNCEMENTS | |
| | a. ANNUAL MEETING: Monday, May 22, 2023, at 10:00 a.m., Location: Clubhouse 4 and Via Zoom | |
| | b. NEXT MEETING: Monday, June 26, 2023, at 9:15 a.m. Open Session, 9:30 a.m. Location: Administration Building, Conference Room A and via Zoom Video/ Conference Call | |
| 16. | COMMITTEE REPORTS | |
| 17. | DIRECTORS' COMMENTS | |
| 18. | SHAREHOLDERS' COMMENTS (2-3 minutes) | |
| 19. | ADJOURNMENT | |
| 20. | EXECUTIVE SESSION | |

STAFF WILL LEAVE THE MEETING BY 12:00 P.M.

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: April, 2023

| 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 | | plumbing, electrical 3/1/23, Lath , hot mop 3/10/23, final 4/12/23 | Cal Custom Interiors |
| 178C | Windows | GRF | 02/13/23 | 03/13/23 | | Final 3/7/23 | mamuscia |
| 178H | Heat Pump | Both | 04/03/23 | 07/18/23 | | | Greenwood |
| 183E | Skylight | Both | 04/03/23 | 12/03/23 | | | Cal Custom Interiors |
| 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 Pan | JC Kress |
| 184E | windows/sliders/ electrical/walls | Both | 12/06/22 | 03/31/23 | Yes | Framing, Electrical 4/4/23 | berkqvist |
| 185E | Kitchen Countertop | GRF | 03/28/23 | 04/30/23 | | Final 4/13/23 | BYDC INC. |
| 185F | Remodel | Both | 09/06/22 | 03/18/23 | Yes | Plumbing 12/13/22, footings 1/5/23 178C, Rough Elec, Framing, plumbing, Insulation 2/22/23 | BYDC INC. |
| 186I | Flooring | GRF | 12/05/22 | 02/01/23 | | | Michael's Carpet |
| 189D | Remodel | Both | 03/22/23 | 06/15/23 | | | Vickers |
| 189K | Solar Panels | Both | 02/13/23 | 03/13/23 | | | Steadfast Home |
| 191B | Kitchen cabinets | GRF | 02/28/23 | 03/27/23 | | | Payless Kitchen Cabinets |
| 191E | Shower remodel | GRF | 11/07/22 | 03/03/22 | | Rough Plumbing, framing 1/24/23, Final 2/22/23 | bergqvist |
| 192E | Flooring, Heat Pump, bathroom rer | Both | 11/23/22 | 12/23/22 | Yes | | Marco Plumbing |
| 195B | Kitchen Remodel | GRF | 02/06/23 | 03/31/23 | Yes | Final 3/23/23 | Marco Construction |
| 195F | Patio Windows | GRF | 04/13/23 | 05/15/23 | | | Vicker's 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 |
| 198G | Heat Pump | Both | 03/29/23 | 06/18/23 | | | |
| 199J | Flooring | GRF | 12/16/22 | 01/21/23 | | Final 1/13/23 | Family flooring |
| 199C | Kitchen cabinets | GRF | 01/27/23 | 03/27/23 | | | Ogan Construction |
| 199C | Flooring | GRF | 04/06/23 | 04/30/23 | | | Kary's Carpet |
| 199G | Patio | Both | 04/03/23 | 06/01/23 | | | Vicker's |
| 202K | Washer dryer/ electrical panel | Both | 01/23/23 | 05/30/23 | Yes | rough plumbing, electrical, framing, mechanical 3/16/23 | Bruno Alvarez |

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

MUTUAL BOARD MEETING DATE: **April, 2023**

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 | | | |
| 183I | | 03/31/23 | | | | | |
| 185L | | 04/29/22 | 07/26/22 | 08/22/22 | | | |
| 191H | | 03/24/23 | | | | | |
| 192K | | 02/01/23 | 04/12/23 | 04/12/23 | | | |
| 195B | | 05/09/22 | 09/09/22 | 09/12/22 | | | |
| 195C | | 03/24/23 | | | | | |
| 196H | | 04/14/23 | | | | | |
| 200B | | 09/14/22 | | 04/17/23 | | | |
| 200K | | 04/26/22 | 08/01/22 | 08/08/22 | | | |
| 201B | | 04/05/23 | | | | | |
| 202L | | 04/18/22 | 08/01/22 | 08/08/22 | 08/12/22 | | |
| 203F | | 03/01/23 | 04/07/23 | | | | |
| 204B | | 04/14/23 | | | | | |
| 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

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE 3-YEAR FENN CONTRACT
(BUILDING INSPECTOR REPORT, ITEM A)
DATE: APRIL 24, 2023
CC: MUTUAL FILE

I move to approve Fenn Termite and Pest Control 3-Year contract from 2023-2026 at a cost not to exceed \$25,694.00. Funds to come from _____ and authorize President to sign any necessary documentation.

| MUTUAL | Fenn 2023 | Fenn 2024 | Fenn 2025 | Total = 3 years |
|---------------|------------------|--------------------------|------------------|------------------------|
| 1 | \$ 19,670.00 | \$ 20,650.00 | \$ 21,700.00 | \$ 62,020.00 |
| 2 | \$ 20,232.00 | \$ 21,240.00 | \$ 22,320.00 | \$ 63,792.00 |
| 3 | \$ 10,116.00 | \$ 10,620.00 | \$ 11,160.00 | \$ 31,896.00 |
| 4 | \$ 9,273.00 | \$ 9,735.00 | \$ 10,230.00 | \$ 29,238.00 |
| 5 | \$ 11,521.00 | \$ 12,095.00 | \$ 12,710.00 | \$ 36,326.00 |
| 6 | \$ 9,554.00 | \$ 10,030.00 | \$ 10,540.00 | \$ 30,124.00 |
| 7 | \$ 8,992.00 | \$ 9,440.00 | \$ 9,920.00 | \$ 28,352.00 |
| 8 | \$ 8,149.00 | \$ 8,555.00 | \$ 8,990.00 | \$ 25,694.00 |
| 9 | \$ 8,992.00 | \$ 9,440.00 | \$ 9,920.00 | \$ 28,352.00 |
| 10 | \$ 6,463.00 | \$ 6,785.00 | \$ 7,130.00 | \$ 20,378.00 |
| 11 | \$ 7,306.00 | \$ 7,670.00 | \$ 8,060.00 | \$ 23,036.00 |
| 12 | \$ 10,538.00 | \$ 11,064.00 | \$ 11,629.00 | \$ 33,231.00 |
| 14 | \$ 7,618.00 | \$ 7,998.00 | \$ 8,408.00 | \$ 24,024.00 |
| 15 | \$ 11,434.00 | \$ 12,004.00 | \$ 12,612.00 | \$ 36,050.00 |
| 16 | \$ 1,405.00 | \$ 1,475.00 | \$ 1,550.00 | \$ 4,430.00 |
| 17 | \$ 2,970.00 | \$ 3,120.00 ⁶ | \$ 3,276.00 | \$ 9,366.00 |

Extra Costs

| | |
|---|-----|
| Treatment - Residential unit interior, includes patio | 30 |
| Treatment - laundry room interior | 20 |
| Treatment - building outside perimeter | 75 |
| Treatment - attics | 50 |
| Spraying of carport building | 65 |
| ants | 30 |
| roaches | 30 |
| spiders | 30 |
| earwigs | 30 |
| crickets | 30 |
| mice/rats | 35 |
| mites | 50 |
| wasps | 30 |
| bees | 150 |
| monthly cost of mice/rat bait station maintenance | 4 |
| cost of mice/rat bait station install | 25 |
| bird best removal from patios | 35 |
| extermination/trapping of gophers | 40 |
| emergency call | 7 |

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE PATIO PROPOSAL FROM 185F
(BUILDING INSPECTOR REPORT, ITEM B)
DATE: APRIL 24, 2023
CC: MUTUAL FILE

I move to approve the Patio Proposal for unit 185F, work to be done by BYDC Inc. at the shareholder's expense.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE TRANSFERS OF FUNDS FOR
MUTUAL EIGHT (CONSENT CALENDAR, ITEM A)
DATE: APRIL 24, 2023
CC: MUTUAL FILE

I move that the Mutual Eight Board authorizes the following transfers of funds per detailed and dated resolutions.

| <i>Transfer/ Invoice Date</i> | <i>Amount</i> | <i>Originating/Destination Accounts or Payee</i> |
|-----------------------------------|---------------|--|
| 03/20/2023 | \$36,032.50 | Transfer from US Bank Checking to US Bank Non-Restr Money Mkt. |
| 03/21/2023 | \$15,000.00 | US Bank Non-Restricted Money Mkt. To US Bank Checking |
| 3/21/2023 | \$11,740.00 | Payment to J&J Landscaping (Check # - 11823) |
| 3/24/2023 | \$375,780.70 | Payment to Orange County Tax Collector (Check # - 11818) |
| 4/05/2023 | \$166,905.47 | Transfer from ACH-Direct Debit from multiple Shareholders |
| 4/05/2023 | \$98,502.67 | Transfer from US Bank Checking to GRF-US Bank Checking |
| 4/06/2023 | \$66,551.41 | US Bank checking to US Bank Impound (Property Tax) |

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: APRIL 24, 2023
CC: MUTUAL FILE

I move 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 March 2023.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE FUNDS OF \$400 FOR THE ANNUAL MEETING LUNCHEON (NEW BUSINESS, ITEM B)
DATE: APRIL 24, 2023
CC: MUTUAL FILE

I move to approve the funds for the Annual Meeting luncheon, at a cost not to exceed \$400.00, funds to come from Operating funds.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE THE FUNDS OF \$500 FOR THE
BEAUTIFICATION COMMITTEE (NEW BUSINESS, ITEM C)
DATE: APRIL 24, 2023
CC: MUTUAL FILE

I move to approve the funds for the Beautification Committee, at a cost not to exceed \$500.00, funds to come from Landscape.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE RATIFY PHONE POLE FOR RENTING UNIT 190C (NEW BUSINESS, ITEM D)
DATE: APRIL 24, 2023
CC: MUTUAL FILE

I move to ratify the decision "To accept the request from Ronald Kline Jr, owner, to rent his unit 190C in Mutual Eight" made in a phone poll dated 4/3/2023.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL EIGHT BOARD OF DIRECTORS
SUBJECT: PHONE POLL - VOTE TO
DATE: 4-3-23

I move to accept the request from Ronald Kline Jr., owner, to rent his Unit 190C in Mutual 8

I made the following phone pole on ^{APRIL}~~March~~ 3, 2023

First: Sandy Weisenstein Second: Mike Banfield

| Directors | Time | Yes/No |
|---------------------------------|-----------|--------|
| President Dolch | 1:30 p.m. | YES |
| Vice President Banfield | 1:40 p.m. | YES |
| Secretary Weisenstein | 1:30 p.m. | YES |
| CFO Jaunzemis | 1:45 p.m. | YES |
| Director Youngs REED | 1:50 p.m. | YES |

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO CANCEL THE MAY BOARD MEETING DUE TO ANNUAL ELECTIONS MEETING (NEW BUSINESS, ITEM E)
DATE: APRIL 24, 2023
CC: MUTUAL FILE

I move to cancel the May Monthly Board Meeting due to the Annual Election Meeting.