

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
April 24, 2023**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Dolch at 9:31 a.m. on Monday, April 24, 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, Secretary Weisenstein, Chief Financial Officer Jaunzemis,
Absent:	Director Reed
Guests:	Five Mutual Eight Shareholder (in-person)
GRF Representative:	Ms. Thompson (Joined via Zoom @ 9:28pm)
Staff:	Mr. Hough, Building Inspector Ms. Barua, Senior Portfolio Specialist Mr. Jackson, Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

MINUTES

The Regular Meeting Minutes of March 27, 2023, were approved by general consent of the board to approve as stands.

BUILDING INSPECTOR'S REPORT

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

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

RESOLVED 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 Operating and authorize President to sign any necessary documentation.

**BOARD OF DIRECTORS
MUTUAL EIGHT**

April 24, 2023

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

The MOTION passed unanimously.

Following questions, Mr. Hough left the meeting at 9:44 a.m.

GRF REPRESENTATIVES' REPORT

GRF Representative Ms. Thompson provided a verbal update.

Following questions, Ms. Thompson left the meeting at 10:15 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>
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)

The MOTION passed unanimously.

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Jaunzemis and seconded by Secretary Weisenstein, 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 March 2023.

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

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

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 decision "RESOLVED 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.

The MOTION passed unanimously.

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

**BOARD OF DIRECTORS
MUTUAL EIGHT**

April 24, 2023

RESOLVED to cancel the May Monthly Board Meeting due to the Annual Election Meeting.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Weisenstein received one correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Jaunzemis presented his report (attached).

VICE PRESIDENT REPORT

Vice President Banfield provided a verbal update.

PRESIDENT REPORT

President Dolch provided a verbal update.

PORTFOLIO SPECIALIST

Senior Portfolio Specialist Barua submitted her report (attached).

ANNOUNCEMENTS

ANNUAL MEETING: Monday May 22, 2023, at 10:0 a.m., Location: Clubhouse 4 and Via Zoom

NEXT MEETING: Monday June 26, 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

Zero Director made comments.

SHAREHOLDER COMMENTS

Several Shareholder made a comment.

ADJOURNMENT

**BOARD OF DIRECTORS
MUTUAL EIGHT**

April 24, 2023

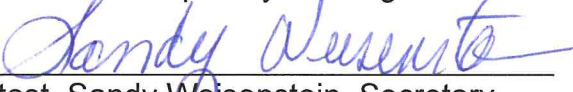
There being no further business to conduct, President Dolch adjourned the meeting at 10:29 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on, April 24, 2023 at 10:31 a.m., and took the following actions:

Mutual Eight Board of Directors approved the Executive Session Minutes of March 27, 2023.

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/AJ 04/24/23
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: 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 1/5/23178C, 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	bergkvist
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

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 1/5/23178C, 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

P.O. Box 2069
Seal Beach CA 90740

Mar Actual	Mar Budget		2023 Y-T-D Actual	2023 Y-T-D Budget
110,763	110,765	Carrying Charges	332,290	332,295
43,978	43,978	Reserve Funding	131,935	131,934
154,742	154,743	Total Regular Assessments	464,225	464,229
317	334	Service Income	928	1,002
499	1,604	Financial Income	2,347	4,812
688	3,042	Other Income	3,763	9,126
1,505	4,980	Total Other Income	7,038	14,940
156,246	159,723	Total Mutual Income	471,263	479,169
67,244	67,244	GRF Trust Maintenance Fee	201,732	201,732
8,969	12,716	Utilities	29,574	38,148
266	1,218	Professional Fees	291	3,654
25,782	22,603	Outside Services	47,133	67,809
14,685	11,964	Taxes & Insurance	44,054	35,892
43,978	43,978	Contributions to Reserves	131,935	131,934
160,923	159,723	Total Expenses Before Off-Budget	454,718	479,169
(4,677)	0	Excess Inc/(Exp) Before Off-Budget	16,545	0
8,820	0	Depreciation Expense	26,460	0
(13,497)	0	Excess Inc/(Exp) After Off-Budget	(9,915)	0
Restricted Reserves				
2,813	0	Appliance Reserve Equity	24,747	0
992	0	Painting Reserve	273,356	0
29,941	0	Roofing Reserve	196,192	0
4,583	0	Emergency Reserve Equity	260,460	0
5,100	0	Infrastructure Reserve	761,210	0
43,429	0	Total Restricted Reserves	1,515,965	0