

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
June 26, 2023**

The Regular Meeting of the Board of Directors of Seal Beach Mutual Eight was called to order by President Dolch at 9:32 a.m. on Monday, June 26, 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, Director Reed

Guests: One Mutual Eight Shareholder (via zoom)
Seven Mutual Eight Shareholder (in-person)

GRF Representative: Ms. Thompson

Staff: Mr. Hough, Building Inspector
Ms. Hall, Senior Director of Member Services (via zoom)
Ms. Hopkins, Mutual Administrator Director (via zoom)
Ms. Barua, Senior Portfolio Specialist
Ms. Celestine, Assistant Portfolio Specialist
Ms. Rivas, Assistant Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

GUEST SPEAKER

Ms. Hall presented the 2022 Draft Audited Financial Statements.

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

RESOLVED to accept that the Board of Directors of Seal Beach Mutual Eight, upon a presentation of the Financial Statements as of December 31, 2022, for the year then ended, and the proposed Accountant's Report as submitted by CliftonLarsonAllen (CLA), hereby accepts the above-mentioned Financial Statements and reports therein, and authorize the President to sign the Management Representation Letter.

The MOTION passed unanimously.

Following questions, Ms. Hall left the meeting at 9:57 a.m.

MINUTES

The Regular Meeting Minutes of April 24, 2023, were approved by general consent of the board to approve as presented.

The Organizational Meeting Minutes of May 22, 2023, were approved by general consent of the board to approve as presented.

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 Director Reed, 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 Pest Control and authorize President to sign any necessary documentation.

The MOTION passed unanimously.

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

RESOLVED to approve Fenn Termite and Pest Control 3-year contract from 2023-2026 for inspection & maintenance of 82 Rodent bait stations, at a cost of \$287.00 per month for 2023, \$328.00 per month for 2024, and \$328.00 per month for 2025. Funds to come from Pest Control and authorize the President to sign any necessary documentation.

The MOTION passed unanimously.

GRF REPRESENTATIVES' REPORT

GRF Representative Ms. Thompson provided a verbal update.

CONSENT CALENDAR

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

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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>
04/21/2023	\$36,032.50	Transfer from US Bank Checking to US Bank Non-Restr Money Mkt.
04/24/2023	\$24,500.72	Transfer from Us Bank Impound (Property taxes) to US Bank Checking
4/28/2023	\$12,650.00	Payment to J&J Landscaping (Check # - 11835)
5/08/2023	\$167,157.60	Transfer from ACH Direct Debit from Multiple Shareholders to US Bank Checking
5/08/2023	\$92,776.00	Transfer from US Bank Checking to GRF-US Bank Checking
5/12/2023	\$66,776.37	Transfer from US Bank Checking to US Bank Impound (Property Tax)
5/22/2023	\$36,032.50	Transfer from US Bank Checking to US Bank Non-Restr. Money Mkt.
5/28/2023	\$11,740.00	Payment to J&J Landscaping (Check # - 30008)

The MOTION passed unanimously.

UNFINISHED BUSINESS

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

RESOLVED to ratify the Phone poll dated 6/1/2023 "RESOLVED to approve MJ Jurado to remove the old sidewalk and replace with new sidewalk at the end of Bldg. 196 Laundry room." At a cost not to exceed \$6880.00, Funds to come from Infrastructure Reserves.

The MOTION passed unanimously.

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

RESOLVED to ratify the Phone poll dated 6/7/2023 "RESOLVED to approve unit 195-C to rent out his unit."

The MOTION passed unanimously.

NEW BUSINESS

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

RESOLVED to approve that Mutual Eight authorizes the Board's President and/or duly appointed Officer, to act on behalf of the Board, to execute the Notice of Intent to Withdraw.

The MOTION passed unanimously.

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

RESOLVED to deny that Mutual Eight continues to receive one hard copy of the various mutuals' monthly minutes in their mailbox in the Mutual Workroom.

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 deny that the Mutual Eight Board of Directors authorize the Mutual Administration Department to release director contact information as requested.

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 Mutual Eight does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax statement.

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 the Mutual Eight Board of Directors reflect a "no" vote, a "yes" vote or an abstention in the meeting minutes.

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The MOTION passed unanimously.

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

RESOLVED to approve, a commitment, by the Board of Directors of Mutual Eight, to help support the unified mission of the collective Mutuals of Leisure World Seal Beach, to ensure appointments are made to meet with GRF staff.

The MOTION passed unanimously.

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

RESOLVED that all board members of Mutual Eight Board of Directors sign the Code of Conduct and Code of Ethics 2023-2024.

The MOTION passed unanimously.

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

RESOLVED move to approve that Mutual Eight authorizes, that according to Procedure 08-7510-03 –Eligibility Requirements, if there is a question of financial eligibility; Mutual Eight will be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue, and furthermore to send a letter to the Golden Rain Foundation to state that Procedure 08-7510-03– Eligibility Requirements, and all Mutual Eight Rules and Regulations and Procedures, are to be followed as written.

The MOTION passed unanimously.

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 MJ Jurado to replace and repair the Driveway area adjacent to Carport 97 at a cost not to exceed \$82,000.00 funds to come from Infrastructure Reserves and authorize the president to sign any necessary documentation.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Weisenstein received two correspondences.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Jaunzemis had no report.

VICE PRESIDENT REPORT

Vice President Banfield had no report.

PRESIDENT REPORT

President Dolch had no report.

PORTFOLIO SPECIALIST

Portfolio Specialist Barua had no report.

ANNOUNCEMENTS

NEXT MEETING: Monday July 24, 2023, Open Forum 9:15 a.m., 9:30 a.m. Location: Building 5, Conference Room B and via Zoom Video/Conference Call

COMMITTEE REPORTS

No Committee Reports.

DIRECTORS COMMENTS

No Directors made comments.

SHAREHOLDER COMMENTS

Several Shareholder made a comment.

ADJOURNMENT

There being no further business to conduct, President Dolch adjourned the meeting at 10:47 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, June 26, 2023 at 11:05 a.m., and took the following actions:

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Mutual Eight Board of Directors approved the Executive Session Minutes of April 24, 2023 and special executive minutes of June 8, 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/CC/RR 06/26/23
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: **June, 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
178H	Heat Pump	Both	04/03/23	07/18/23			Greenwood
183E	Skylight	Both	04/03/23	12/03/23			Cal Custom Interiors
186I	Flooring	GRF	12/05/22	02/01/23			Michael's Carpet
186J	Windows	Both	05/26/23	06/28/23			Vickers
187G	Shower	GRF	05/24/23	07/12/23			NuKote
189D	Remodel	Both	03/22/23	06/15/23	Yes	Final 6/16/23	Vickers
189K	Solar Panels	Both	02/13/23	03/13/23			Steadfast Home
191B	Kitchen cabinets	GRF	02/28/23	03/27/23		Final 6/13/23	Payless Kitchen Cabinets
192E	Flooring, Heat Pump, bathroom re	Both	11/23/22	12/23/22	Yes		Marco Plumbing
194L	Kitchen Remodel	bOTH	04/17/23	06/14/23			Los Al Builders
197J	Electrical Panel	Both	05/10/23	05/20/23		Final 6/2/23	Vickers
198G	Heat Pump	Both	03/29/23	06/18/23			
189H	Patio Shed/ switch &GFCI	GRF	05/18/23	08/28/23			Julian Electric
199G	Patio	Both	04/03/23	06/01/23		Final 5/16/23	Vicker's
200B	Flooring	GRF	05/26/23	06/30/23			Kary's Carpet
201C	Kitchen Remodel	Both	04/17/23	07/01/23			Ogan
202K	push out	Both	05/16/23	09/30/23			Bruno Alvarez
202K	Washer/dryer, & Electric Panel	Both	01/23/23	05/30/23	Yes	rough plumbing, electrical, framing, mechanical 3/16/23	Bruno Alvarez
203F	asbestos removal	Both	06/08/23	07/01/23		Final 6/16/23	Sirris Abatement
							Bruno Alvarez

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

INSPECTOR: **Danny Hough**

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

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
177D		06/16/23					
183I		03/31/23					
185L		04/29/22	07/26/22	08/22/22			
186B		06/08/23					
191H		03/24/23					
192K		02/01/23	04/12/23	04/12/23			
193J		06/13/23					
195B		05/09/22	09/09/22	09/12/22			
195C		03/24/23					
196H		04/14/23					
200K		04/26/22	08/01/22	08/08/22			
201A		05/25/23					
201B		04/05/23	05/25/23	05/25/23			
202L		04/18/22	08/01/22	08/08/22	08/12/22		
203F		03/01/23	04/07/23	04/21/23			
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
	Sidewalk inspections 188, 194, 196 2/23,3/23, 6/23

Shareholder Visits and Mutual Requests