

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
July 24, 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, July 24, 2023, in Building 5, Conference Room B 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: One Mutual Eight Shareholder (via zoom)
Three Mutual Eight Shareholder (in-person)

GRF Representative: Ms. Thompson (Absent)

Staff:
Ms. Sedgwick, Executive Director (via zoom)
Ms. Hopkins, Mutual Administrator Director (via zoom)
Mr. Weaver, Sr. Director of Facilities
Mr. Meza, Building Inspector
Ms. Equite, Assistant Portfolio Specialist
Ms. Celestine, Assistant Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

MINUTES

The Regular Meeting Minutes of June 26, 2023, were approved by general consent of the board to approve as presented.

BUILDING INSPECTOR'S REPORT

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

Following questions, Mr. Meza and Mr. Weaver left the meeting at 9:35 am.

GUEST SPEAKER

Ms. Sedgwick presented the CINC system/CINC portal and Invoice Approval form.

Following questions, Ms. Sedgwick left the meeting at 10:00 a.m.

GRF REPRESENTATIVES' REPORT

No report.

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>
06/05/2023	\$167,373.87	Transfer from ACH Direct debit from Multiple Shareholders to US Bank Checking.
06/07/2023	\$66,529.16	Transfer US Bank Checking to US Bank Impound (Property Tax)
06/08/2023	\$91,803.90	Transfer from US Bank Checking to GRF-US Bank Checking
6/20/2023	\$36,032.50	Transfer US Bank Checking to US Bank Non-Rest. Money Mkt.
6/20/2023	\$11,740.00	Payment to J&J Landscaping (Check # - 30020)

The MOTION passed unanimously.

UNFINISHED BUSINESS

No unfinished Business.

NEW BUSINESS

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

RESOLVED 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 months of April and May 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

MOTION FAILED to approve the CINC Portal & Invoice Approval from GRF and "turn on" the following modules for CINC Director Portals: Shareholder Calendar

The **MOTION FAILED** unanimously.

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

RESOLVED to not approve GRF Mutual Administration Website Access Agreement for Mutual 8.

The MOTION Passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Weisenstein received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Jaunzemis provided an update.

VICE PRESIDENT REPORT

Vice President Banfield provided an update.

PRESIDENT REPORT

President Dolch had no report.

PORTFOLIO SPECIALIST

Assistant Portfolio Specialist Ms. Equite presented her report. (attached)

ANNOUNCEMENTS

NEXT MEETING: Monday August 28, 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

One Shareholder made a comment.

ADJOURNMENT

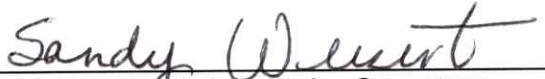
There being no further business to conduct, President Dolch adjourned the meeting at 10:38 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on, July 24, 2023 at 10:56 a.m., and took the following actions:

Mutual Eight Board of Directors approved the Executive Session Minutes of June 26, 2023.

1. Several 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
DE/CC 07/24/23
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: **June, 2023**

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
178H	Heat Pump	Both	04/03/23	07/18/23		Final 6/20/23	Greenwood
183E	Skylight	Both	04/03/23	12/03/23		Framing, Electrical 6/22/23, Drywall 6/27/23, Final 7/12/23	Cal Custom Interiors
186B	Remodel	Both	07/14/23	09/10/23			mamuscia
186B	Flooring	GRF	06/28/23	07/21/23			kary's Carpet
186I	Flooring	GRF	12/05/22	02/01/23		Final 7/5/23	Michael's Carpet
186J	Windows	Both	05/26/23	06/28/23		Final 6/21/23	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		Final 6/21/23	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		Final 6/28/23	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			
200B	Flooring	GRF	05/26/23	06/30/23		Final 6/21/23	Kary's Carpet
200B	Heat pump	Both	07/10/23	10/19/23			Greenwood
200D	Shower cut down	GRF	06/19/23	08/03/23			Nukote
201C	Kitchen Remodel	Both	04/17/23	07/01/23		Plumbing 6/22/23	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
204F	Shower	Both	06/26/23	09/20/23			LW Décor Inc.
204I	Cart pad	GRF	06/28/23	08/03/23		Final 7/12/23	J&J Landscaping

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ **EIGHT**

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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					
186B		06/08/23					
191H		03/24/23		07/10/23			
192K		02/01/23	04/12/23	04/12/23		07/05/23	
193J		06/13/23					
195C		03/24/23					
196H		04/14/23					
201A		05/25/23					
201B		04/05/23	05/25/23	05/25/23			
202G		06/27/23					
203F		03/01/23	04/07/23	04/21/23		07/13/23	
204B		04/14/23	05/02/23	05/02/23		07/05/23	

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

178D Water heater	
186F Toilet running	
186I Furnace leak	
181C Plumbing	
195C Skylight install	
202K Plan check	
203H oven	
178K Bees	
195C Skylight Crack	
191B Appliances	
186 Moisture under patio cover	
186F water leak from furnace	
177C Mice	
186B Escrow questions	
177C Mice	
178D Water heater breaker	
186F Toilet continuously running	
178C oven calibration	
178I Skylight	
178J Shower peeling/ craked	

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: ☐ EIGHT

INSPECTOR: Danny Hough

MUTUAL BOARD MEETING DATE: June, 2023

191B Kitchen counter	
191B Air gap	
187G Shower cut down	

Portfolio Specialist's Report

July 2023 Election Results Term 2023-2024

Mutual	# of Units	Total # of Ballots Received	Total % of Members Voting	Total Votes Cast for Write-in Candidates Who Accepted Nomination	Total Votes Cast for Abstention Only	Total Votes Cast for Quorum Only
ONE	844	327	38%	0	11	3
TWO	864	467	54%	0	7	3
THREE	432	245	56%	0	15	1
FOUR	396	238	60%	0	5	0
FIVE	492	280	56%	0	0	2
SIX	408	242	59%	0	6	0
SEVEN	384	247	64%	0	5	8
EIGHT	348	205	58%	0	3	2
NINE	384	258	67%	0	12	5
TEN	276	176	63%	0	4	0
ELEVEN	312	158	50%	0	1	0
TWELVE	452	221	48%	0	2	8
FOURTEEN	328	225	68%	0	6	2
FIFTEEN	502	309	61%	0	2	3
SIXTEEN	60	39	65%	0	0	0
SEVENTEEN	126	77	61%	0	0	0