

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
August 28, 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, August 28, 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, Director Reed.

Guests: No Mutual Eight Shareholder (via zoom)
Six Mutual Eight Shareholder (in-person)

GRF Representative: Ms. Thompson (via zoom)

Staff: Mr. Weaver, Sr. Director of Facilities
Mr. Meza, Building Inspector
Ms. Barua, Sr. Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

MINUTES

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

BUILDING INSPECTOR'S REPORT

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

Following questions, Mr. Meza left the meeting at 9:37 am.

GUEST SPEAKER

Sr. Director of Facilities, Mr. Weaver discussed SmartBurners and other preventive measures for stovetops.

Following questions, Mr. Weaver left the meeting at 9:50 am.

GRF REPRESENTATIVES' REPORT

GRF Representative, Ms. Thompson provided updates on GRF projects.

Following questions, Ms. Thompson left the meeting at 10:17 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>
08/03/2023	\$13,020.00	J&J Landscaping (Invoice: multiple)
08/04/2023	\$167,467.07	ACH-Direct Debit from multiple shareholders to US Bank Checking
08/08/2023	\$66,846.67	US Bank Checking to US Bank Impound (Property Taxes)
08/08/2023	\$100,155.10	US Bank Checking to GRF-US Bank Checking

The MOTION passed unanimously.

UNFINISHED BUSINESS

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

RESOLVED to approve the CINC Portal & Invoice Approval from GRF and "turn on" the following modules for CINC Director Portals: Calendars and Photos.

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 deny authorization to the GRF IT Department to provide Mutual Eight Board of Directors to have LWSB Mutual Eight email addresses as Mutual Eight Directors already have emails specifically for Mutual Business.

The MOTION passed unanimously.

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 June and July 2023.

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 exclude the report titled "Homeowners Aging Report Excluding Prepaid" from the monthly Financial Statement Board member packet as the delinquent aging report will continue to be reviewed and discussed in Executive Session as required by the Civil Code.

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 have the Mutual Administration Director and Sr. Portfolio Specialist be available for all Mutual Eight Executive Sessions.

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 the patio proposal for Unit 08-191H. Work to be done by Kress Construction at the shareholder's expense.

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 propose a rule change by amending Article 2 – Architectural Guidelines, Section 2.5 – Skylights to Bathrooms or Kitchens, 2.8 – Contractor Provisions, renaming and amending 2.11 – Pre-Demolition to Curbless “Roll-In” Showers, renaming and amending 2.12 – Demolition to Pre-Demolition and Demolition, and renaming and amending 2.28 – Roof Extensions to Gates 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.

SECRETARY / CORRESPONDENCE

Secretary Weisenstein received one 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

Sr. Portfolio Specialist Barua presented her report (attached).

ANNOUNCEMENTS

**NEXT MEETING: Monday, September 25, 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

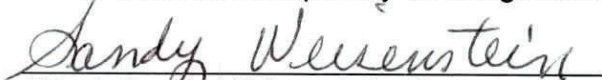
There being no further business to conduct, President Dolch adjourned the meeting at 10:32 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on, August 28, 2023 at 10:50 a.m., and took the following actions:

Mutual Eight Board of Directors approved the Executive Session Minutes of July 24, 2023.

1. Several Legal Matters were discussed.
2. No Contracts were discussed.
3. Some Assessments / Delinquencies were discussed.
4. Several Disciplinary Hearings occurred.



Attest, Sandy Weisenstein, Secretary
SEAL BEACH MUTUAL EIGHT
RB 8/28/23
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: (8) Eight	INSPECTOR: Mike Meza
MUTUAL BOARD MEETING DATE: August, 2023	

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
186-B	BATH/KIT WORK	BOTH	07/15/23	09/10/23	NONE		MAMUSCIA CONSTRUCTION
190-A	HEAT PUMP	BOTH	08/08/23	10/08/23	NONE		ALPINE
191-H	ABATEMENT	GRF	08/05/23	01/30/24	NONE		JC KRESS
192-E	FLOOR, HEAT PUMP	BOTH	11/16/22	12/23/22	YES		MARCO CONSTRUCTION
200-B	HEAT PUMP	BOTH	07/19/23	10/19/23	NONE		GREENWOOD
202-K	UNIT REMODEL	BOTH	02/07/23	05/30/23	YES	ADDED NEW SHOWER	BA CONSTRUCTION
204-F	SHOWER CUT DOWN	BOTH	06/26/23	09/20/23	NONE		LW DÉCOR

ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED, NMI
							6 3
177-D		06/16/23					
183-I		03/31/23					
186-B		06/8/23					
191-H		03/24/23	07/10/23	07/10/23	07/24/23		
193-J		06/13/23					
195-C		03/24/23					
195-C		06/12/23					
196-H			08/01/23	08/04/23	08/18/23		
202-G		06/27/23	07/28/23	07/31/23	08/14/23		

NMI = New Member Inspection **PLI** = Pre-Listing Inspection **NBO** = New Buyer Orientation
FI = Final Inspection **FCOEI** = Final COE Inspection **ROF** = Release of Funds

CONTRACTS

CONTRACTOR	PROJECT
J&J LANDSCAPE OCTOBER 31, 2025	Landscaping & Irrigation
EMPIRE PIPE DECEMBER 31, 2022	Annual inspection Out going line only
FENN MAY 31, 2026	Pest and rodent control services
FENN PEST CONTROL 2025	Bait station

SPECIAL PROJECTS/ REQUEST

Contractor	Discription of Work
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INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (8) Eight

INSPECTOR: **Mike Meza**MUTUAL BOARD MEETING DATE: **August, 2023**

191-H	New Patio

SHAREHOLDER AND MUTUAL REQUEST

[illegible]

PORTFOLIO SPECIALIST'S REPORT

AUGUST 2023



In the summer heat a reminder to rest and cool down in the shade, minimize direct exposure to the sun and stay hydrated, drink plenty of water and reduce the intake of sugar. **Don't wait until you feel thirsty!**

Slow down: reduce, eliminate, or reschedule strenuous activities until the coolest time of the day.

Dress for summer: Wear lightweight, loose fitting, light-colored clothing to reflect heat.

Avoid extreme temperature changes.

Hot weather brings out the thirsty, hungry critters!

- We must not feed wildlife. Bird feeders will attract rats, squirrels, and rabbits which will attract coyotes to your home.
- We must keep food, water, and trash off our patios. Keep pet food and water bowls inside and not on your patio.

Cats and small dogs **should never be allowed outside alone.** Pets must always be accompanied by their owner and must always be on a 6-foot leash while outside. Do not use a retractable leash.

Never leave pets unattended in vehicles LOOK before you LOCK!