

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
January 22, 2024

Open Forum begins at 9:15 a.m. – Meeting begins at 9:30 a.m.

Building 5, Conference Room B
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 01/19/2024, 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. Dockstader, Dr. Pest Representative
Mr. Armijo, Building Inspector
Ms. Kong, Portfolio Specialist

4. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of November 27, 2023**
5. BUILDING INSPECTOR'S REPORT Mr. Armijo
Permit Activity; Escrow Activity; Contracts & Projects (p.3-4)
6. GUEST SPEAKER
 - a. Mr. Dockstader, Dr. Pest
7. GRF REPRESENTATIVE Ms. Thompson
8. CONSENT CALENDAR
 - a. Discuss and Vote to Approve Authorization of Transfers of Funds for Mutual Eight (p.5)
9. **UNFINISHED BUSINESS**
 - a. Discuss and Vote to Ratify Amended Rules and Regulations by Adding Section 14.2 – Escape Tax Deposit. (pp.6-7)
10. **NEW BUSINESS**
 - a. Discuss and Vote to Approve Mutual Eight Monthly Finances. (p.8)
 - b. Discuss and Vote to Rescind Resolution dated 6/26/23, Regarding

STAFF BREAK BY 11:00 A.M.

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| 11. | SECRETARY / CORRESPONDENCE | Ms. Weisenstein |
| 12. | CHIEF FINANCIAL OFFICER'S REPORT | Mr. Jaunzemis |
| 13. | VICE PRESIDENT REPORT | Mr. Banfield |
| 14. | PRESIDENT REPORT | Ms. Dolch |
| 15. | PORTFOLIO SPECIALIST REPORT | Ms. Kong |
| 16. | ANNOUNCEMENTS | |
| | a. NEXT MEETING: Monday, February 26, 2024, at 9:15 a.m. Open Session, 9:30 a.m. Location: Building 5, Conference Room B and via Zoom Video/ Conference Call | |
| 17. | COMMITTEE REPORTS | |
| 18. | DIRECTORS' COMMENTS | |
| 19. | SHAREHOLDERS' COMMENTS (2-3 minutes) | |
| 20. | ADJOURNMENT | |
| 21. | 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: (8) Eight	INSPECTOR: Albert Armijo
MUTUAL BOARD MEETING DATE: September, 2023	

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
184-E	REMODEL	BOTH	11/17/23	02/05/23	NONE		VICKERS
149-J	HEAT PUMP	BOTH	11/16/24	04/16/24	NONE		GREENWOOD
183-H	CARPORT CABINET	GRF	01/10/24	02/10/24	NONE		VICKERS
185-K	WASHER AND DRYER	BOTH	02/01/24	03/01/24	NONE		VICKERS
189-D	FLOORING	GRF	01/15/24	02/29/24	NONE		KARY'S CARPETS
197-I	REMODEL	BOTH	10/25/23	03/31/24	NONE		
202-J	WINDOWS	GRF	09/25/23	11/15/23	YES		VICKERS
192-E	FLOORING	BOTH	11/16/23	12/23/23	NONE		MARCO CONSTRUCTION

ESCROW ACTIVITY

195-F			11/21/23	11/21/23			
183-I		03/31/23					
191-H		03/24/23	07/10/23	07/10/23	07/24/23		
193-J		06/13/23					
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		

SHADED AREAS HAVE BEEN SIGNED OFF

NMI = New Member Inspection **PLI** = Pre-Listing Inspection NBO = New Buyer Orientation

CONTRACTS

CONTRACTOR	PROJECT
J&J LANDSCAPE OCTOBER 31, 2025	Landscaping & Irrigation
EMPIRE PIPE DECEMBER 31, 2025	Annual inspection
	Out going line only
FENN MAY 31, 2026	Pest and rodent control services
FENN PEST CONTROL 2025	Bait station
EXTERIOR DOOR PANELS 10/23/2023	EXTERIOR DOOR PANELS

SPECIAL PROJECTS/ REQUEST

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (8) Eight

INSPECTOR:	Albert Armijo
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MUTUAL BOARD MEETING DATE:	September, 2023
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SHAREHOLDER AND MUTUAL REQUEST	
1	Shareholder Request
2	Mutual Request
3	Shareholder Request
4	Mutual Request
5	Shareholder Request
6	Mutual Request
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8	Mutual Request
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99	Shareholder Request
100	Mutual Request

Fire Extinguisher inspection 11/15/23

Sidewalk inspections

Fire Extinguisher inspection end date 12/8/23

Work order submitted

177-J mice Droppings called fenn

Called Fenn

M-8 193-J mirror issues

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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: JANUARY 22, 2024
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>
12/6/23	\$ 67,373.89	US Bank Checking/ US Bank Impound (Property Taxes)
12/20/23	\$ 36,032.50	US Bank Checking/ US Bank Non-Restr. Money Mkt.
12/7/23	\$ 25,620.00	Greco DeSign/ Inv# 12-7-23/ Check# 90011
11/8/23, 11/9/23	\$ 20,000.00	Hadi Construction/ Inv# 0002 & 0003
12/5/23	\$ 14,615.00	J&J Landscaping/ Inv# (multiple)

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY AMENDED RULES AND REGULATIONS BY ADDING SECTION 14.2 – ESCAPE TAX DEPOSIT. (UNFINISHED BUSINESS, ITEM A)
DATE: JANUARY 22, 2024
CC: MUTUAL FILE

I move to ratify proposed rule change amendment by adding Section 14.2 – Escape Tax Deposit and increasing Escape Tax Deposit amount from \$3,000.00 to \$4,000.00 of the Rules and Regulations; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. EIGHT**Rules and Regulations**

Occupancy Agreement, Section 11(c), Repairs, if the shareholder fails to affect the repairs, maintenance, or replacements in a manner satisfactory to the Mutual, the Mutual may do so and add the cost per Service Order Request.

14.11 Section 14.11 - Realtor's Hours of Operation

Realtor's agents may show properties in Mutual 8 only between the hours between 8:00 a.m. and 6:30 p.m., Monday – Sunday. Exceptions must be approved 24 hours in advance by the mutual president or designated director.

14.12 Section 14.12 – Escape Tax Deposit

In order to avoid escaped property tax potentially due to the County Assessor's Office, funds in the amount of \$4,000.00 will be withheld in escrow to cover the escaped property tax whenever a unit/share of stock is sold or transferred. These funds will be held in a separate account from the Withdrawal Inspection Deposit.

15. ARTICLE XV – PENALTIES, FINES, & FEES**15.1. Section 15.1 – General Violations.**

In order to enforce the Governing Documents and Rules and Regulations, the Mutual Board may levy, assess, and collect reasonable fines as established by the Board of Directors pursuant to these Rules and the Fine Schedule attached hereto as Exhibit "D" and incorporated herein. The fines will be assessed against the Shareholder for violations by the Shareholder, members of the Shareholder's family, or the Shareholder's guests, invitees, licensee, tenants or lessees, pursuant to the following policy:

15.1.1. Violations.

If there is a violation of the Governing Documents, including the Occupancy Agreement or these Rules, any Shareholder may contact the Mutual Board or GRF, in order to report the alleged violation to the Mutual Board. Violation reports should be in writing and should describe the violation, identify the alleged violator, and identify the individual making the report. Please note that Shareholders do not have the right to remain anonymous when reporting an alleged violation. Upon receipt of a violation report, the Mutual Board will commence the enforcement process and determine whether a violation has occurred. The Mutual Board has complete discretion to decide whether or not to take action on a written violation complaint and what action, if any, will be taken. The Mutual Board may investigate any reported violation in order to determine whether the alleged violation has potential merit and, if so, whether the violation

(Sept 2023)

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: JANUARY 22, 2024
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 months of November and December 2023.

Mutual Corporation No. Eight

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RESCIND RESOLUTION DATED 6/26/23,
REGARDING AMENDING 3-YEAR CONTRACT WITH FENN TERMITE AND
PEST CONTROL. (NEW BUSINESS, ITEM B)
DATE: JANUARY 22, 2024
CC: MUTUAL FILE

I move to rescind resolution dated 6/26/23, "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."