

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
January 22, 2024**

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, January 22, 2024, 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

Absent: Chief Financial Officer Jaunzemis and Director Reed

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

GRF Representative: Ms. Thompson (absent)

Staff: Ms. Hopkins, Sr. Director of Mutual Administration (via zoom)
Mr. Armijo, Building Inspector
Mr. Dockstader, Dr. Pest Representative
Mr. McCready, Dr. Pest Representative
Ms. Barua, Sr. Portfolio Specialist (via zoom)
Ms. Kong, Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

MINUTES

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

GUEST SPEAKER

Dr. Pest representatives, Mr. Dockstader and Mr. McCready presented their information.

Following discussion, Mr. Dockstader and Mr. McCready left the meeting at 9:47 a.m.

BUILDING INSPECTOR'S REPORT

Building Inspector, Mr. Armijo presented his report (attached).

Following questions, Mr. Armijo left the meeting at 9:58 a.m.

GRF REPRESENTATIVES' REPORT

No report provided.

CONSENT CALENDAR

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

The MOTION passed unanimously.

UNFINISHED BUSINESS

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

RESOLVED 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.

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 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.

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 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."

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Weisenstein received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Absent of Chief Financial report, President Dolch provided an update.

VICE PRESIDENT REPORT

Vice President Banfield provided an update.

PRESIDENT REPORT

President Dolch provided an update.

PORTFOLIO SPECIALIST

Portfolio Specialist Kong submitted her report (attached).

ANNOUNCEMENTS

**NEXT MEETING: Monday, February 26, 2024, 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

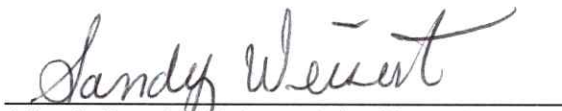
There being no further business to conduct, President Dolch adjourned the meeting at 10:12 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on, January 22, 2024, at 10:29 a.m., and took the following actions:

Mutual Eight Board of Directors approved the Executive Session Minutes of November 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
DK 01/22/24
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: Albert Armljo
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**

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

SHAREHOLDER AND 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

Portfolio Specialist Report

January 2024

NO WIPES IN THE PIPES

Wipes cause a pain in the drain!

Know what ^{NOT} to flush.



Did you know that most wipes labeled “flushable” are not biodegradable and cause major stoppages?

Even though our crews routinely pull wipes out of the pipes, there are still many items that are clogging the lines.

Flushing anything other than the Three P's causes blocked sewage pipes that can lead to sewage overflows into our homes, property, rivers and waterways; also expensive repairs.