

**MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
November 27, 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, November 27, 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: No Mutual Eight Shareholder (via zoom)
Two Mutual Eight Shareholder (in-person)

GRF Representative: Ms. Thompson (Absent)

Staff: Mr. Armijo, Building Inspector
Ms. Hopkins, Sr. Director of Mutual Administration (via zoom)
Ms. Barua, Sr. Portfolio Specialist
Ms. Kong, Assistant Portfolio Specialist

INTRODUCTION

President Dolch welcomed staff and guests to the meeting.

MINUTES

The Regular Meeting Minutes of October 23, 2023, were approved by general consent of the board to approve as printed.

BUILDING INSPECTOR'S REPORT

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

Following questions, Mr. Armijo left the meeting at 9:46 a.m.

GRF REPRESENTATIVES' REPORT

No report provided.

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> |
|--|----------------------|---|
| 10/26/23 | \$ 25,620.00 | Greco DeSign & Develop/ (Inv# 0830%) |
| 10/18/23 | \$ 11,740.00 | J&J Landscaping/ (Inv# MO 102308) |
| 11/8/23 | \$67,249.11 | US Bank Checking/ US Bank Impound (Property Taxes) |
| 11/17/23 | \$ 404,692.84 | Orange County Tax Collec. (Inv# multiple) |
| 10/6/23 | \$66,801.34 | US Bank Checking/ US Bank Impound (Property Taxes) |
| 10/20/23 | \$36,032.50 | US Bank Checking/ US Bank Restricted Money Mkt. |
| 11/9/23 | \$399,567.14 | US Bank Impound MM/ US Bank Checking |

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 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 month of October 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 approve that the annual GCARP (General Counsel Attorney Retainer Program) with Roseman Law, APC, effective immediately, at a cost not

to exceed \$600 annually, and authorize the Mutual President to sign the necessary documentation. Funds to be taken from the legal fees expense account.

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 rescind resolution dated 9/26/16, "RESOLVED, That a priority for Mutual Eight will be to install FireStops or a set of four (4) cooktop SmartBurners, whichever is applicable, on/to all shareholders' cooktops in 2017, 2018, and 2019. Some units may require an additional smoke alarm in the kitchen area for FireStops to function as designed. These devices or a substitute will be installed in all of our units at no cost to the shareholders."

The MOTION passed unanimously.

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

RESOLVED to ratify the Phone Poll conducted on 10/26/23, "RESOLVED to approve the Service Maintenance proposal to remove all breakers, check busbar, tighten all connections, replace new breakers at a cost not to exceed \$95,500.00. Funds to come from Infrastructure Reserve and authorize the President to sign any necessary documentation.

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 Mutual Eight's Holiday Party on December 8, 2023, at a cost not to exceed \$800.00 for entertainment, food, and decorations. Funds to come from Miscellaneous and authorize the President to sign any necessary documentation.

The MOTION passed unanimously with three "yes"(Dolch, Weisenstein, Jaunzemis) and one "no"(Banfield).

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

RESOLVED to propose a rule change by adding Section 14.12-Escape Tax Deposit to Mutual Eight Rules and Regulations and changing Escape Tax Deposit amount from \$3,000 to \$4,000 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 no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Jaunzemis provided no update.

VICE PRESIDENT REPORT

Vice President Banfield provided an update.

PRESIDENT REPORT

President Dolch provided an update.

PORTFOLIO SPECIALIST

Assistant Portfolio Specialist Kong presented her report (attached).

ANNOUNCEMENTS

**NEXT MEETING: Monday, January 22, 2024, Open Forum 9:15 a.m., 9:30 a.m.
Location: Building 5, Conference Room B and via Zoom Video/Conference Call**

December meeting canceled.

COMMITTEE REPORTS

No Committee Reports.

DIRECTORS COMMENTS

No Directors made comments.

SHAREHOLDER COMMENTS

One Shareholder made a comment.

ADJOURNMENT

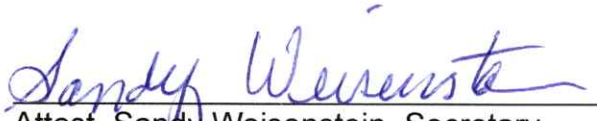
There being no further business to conduct, President Dolch adjourned the meeting at 10:15 a.m. and announced there would be an executive session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on, November 27, 2023, at 10:36 a.m., and took the following actions:

Mutual Eight Board of Directors approved the Executive Session Minutes of October 23, 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 11/27/23
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: 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 |
|--------|---------------------|-----------------|--------------|------------|--------------|-------------------|--------------------|
| 190-A | HEAT PUMP | BOTH | 08/08/23 | 10/08/23 | NONE | | ALPINE |
| 191-H | REMOVAL OF ASBESTOS | GRF | 08/05/23 | 01/30/24 | NONE | | JC KRESS |
| 199-K | KITCHEN REMODEL | BOTH | 11/01/23 | 12/15/23 | NONE | | OGAN |
| 193-D | HEAT PUMP | BOTH | 11/01/23 | 02/01/24 | NONE | | GREENWOOD |
| 195-B | COUNTER TOP | BOTH | 11/13/23 | 12/29/23 | NONE | | MARCO CONSTRUCTION |
| 202-J | WINDOWS | GRF | 09/25/23 | 11/15/23 | NONE | | VICKERS |
| 197-G | WINDOWS | GRF | 02/20/24 | 02/20/24 | NONE | | AAA AWNING |
| 191-H | REMODLE | BOTH | 08/05/23 | 01/30/23 | NONE | | JC KRESS |
| 192-E | FLOORING | BOTH | 11/16/23 | 12/23/23 | NONE | | MARCO CONSTRUCTION |
| | | | | | | | |

ESCROW ACTIVITY

| Unit # | NMI | PLI | NBO | FI | FCOEI | ROF | ACTIVE, CLOSING, CLOSED, NMI |
|--------|-----|----------|----------|----------|----------|-----|------------------------------|
| 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 | | 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 | | |
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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**[illegible]

SHAREHOLDER AND MUTUAL REQUEST

[illegible]



PORTFOLIO SPECIALIST REPORT

NOVEMBER 2023

PROPER USE OF GARBAGE DISPOSAL

DISCLAIMER: Many Mutuals discourage the usage of garbage disposal, but if you happen to use the garbage disposal be sure to run plenty of water!

Follow these easy steps when using the garbage disposal:

1. Turn on the cold water
2. Turn on the disposal
3. Feed the material into the disposal a little at a time
4. When the hammering stops, turn off the disposal and keep the water running for one minute
5. Make sure to run the disposal every day, even though you are not putting it to normal use
6. If the disposal stops working, locate the RED re-set button on the bottom surface of the unit and hold for 30-seconds.

REMINDER

Please do not grind these items

Bones
Carrot peelings
Celery & Rhubarb Stalks
Coffee Grounds
Corn Cobs—Husks or Silks
Egg Shells

Onion Skins
Pea Pods
Potato Peelings
Grease
Pills
Glass
Rice
Any fibrous materials

If the disposal is not grinding as well as it should, grind some ice to sharpen the blades. To deodorize the disposal, grind some lemon, lime, or orange rinds.



FIRE SAFETY

November 2023

Portfolio Specialist Report





ORANGE COUNTY FIRE AUTHORITY NOVEMBER 2022 SOCIAL MEDIA / RSG! TOPICS

KEEP a lid or fire extinguisher
NEARBY when cooking



Holiday Cooking Safety: More cooking fires are reported on Thanksgiving Day than any other day of the year, followed by Christmas and Christmas Eve. Help protect your family and home by keeping a lid or fire extinguisher nearby when cooking this holiday season. For more information on holiday cooking safety, visit ocfa.org.

STAY in the kitchen when cooking
NEVER LEAVE food unattended

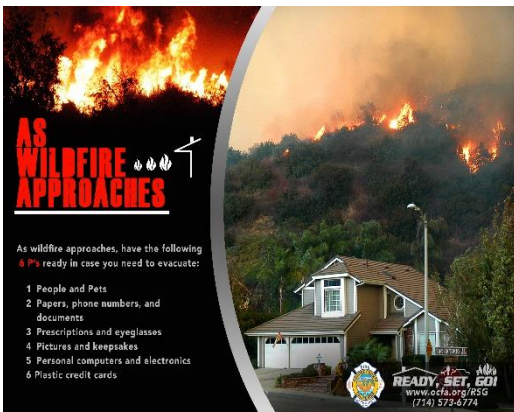


Holiday Cooking Safety: Unattended cooking is the leading cause of home cooking fires. Stay in the kitchen when frying, grilling, or broiling food. For more information on cooking safety, visit ocfa.org

PULL the PIN, **AIM** LOW, **SQUEEZE** the LEVER,
SWEEP the NOZZLE from side to side



Fire Extinguishers: Fire extinguishers can save lives and property! Use the P.A.S.S. Method – Pull the pin, Aim low, Squeeze the lever, and Sweep the nozzle from side to side. For more information on fire extinguishers, visit ocfa.org.



As Wildfire Approaches: To prepare for a possible evacuation, load everything in your car, including your Disaster Supply Kit and Go! Bag. Back the car in the driveway and keep the keys with you in case you need to leave quickly. For more information on what to do as wildfire approaches, visit ocfa.org/RSG.

FIRE EXTINGUISHERS



Fire extinguishers can save lives and property, but should only be used if the fire is small, smoke and heat have not filled the room, and if you have a clear escape route. If you're unsure, evacuate immediately and call 9-1-1.



Since fire grows and spreads rapidly, the number one priority is to get out safely.



**Orange County
Fire Authority**

(714) 573-6200
ocfa.org



Types of Fire Extinguishers

Multipurpose (ABC) fire extinguishers are recommended for home use. Fire classifications are used to indicate the type of fire they will extinguish.

- A – For use with ordinary materials like cloth, wood, and paper.
- B – For use with flammable liquids like grease, gasoline, oil, and oil-based paints.
- C – For use with electrical equipment that is connected to an outlet.

Before Using a Fire Extinguisher

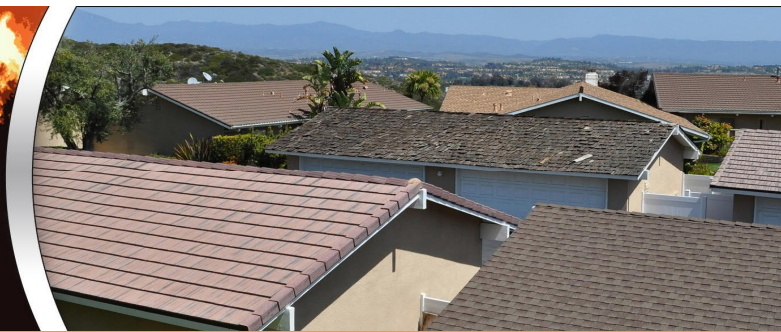
- Alert others that there is a fire and appoint someone to call 9-1-1.
- Make sure the fire is small, not spreading, and that you have a clear escape route.

The P.A.S.S. Method

- Pull the pin.
- Aim low. Stand six to eight feet away and point the extinguisher nozzle at the base of the fire.
- Squeeze the lever slowly and evenly.
- Sweep the nozzle from side to side until the fire is completely out.

Fire Extinguisher Maintenance

- Keep your extinguisher in plain view and out of the reach of children.
- Read and follow all instructions on the label and check for dents, corrosion or damage monthly.
- Non-rechargeable fire extinguishers should generally be replaced every five to seven years.
- Fire extinguishers are good for one use only. To dispose of an extinguisher, release the pressure by squeezing contents into a trash can. Let the extinguisher sit for 48 hours and then throw it in a trash can. You can also drop off used extinguishers at any household hazardous waste facility.



The roof is the most at-risk part of a home during a wildfire. Even if the flames never reach your property, windblown embers can threaten your home and bring fire to your front door.



Keep your roof
clear of debris year
round.



Orange County
Fire Authority

www.ocfa.org/RSG

If burning embers cause your roof to catch fire, it is likely that the fire will spread to the rest of your home. Homes with flammable roofs are much more likely to be destroyed than those with fire-resistant roofs.

Pine needles, leaves, and debris build up put your roof at risk from burning embers.

Plug gaps between the roof covering, roof deck or sheathing with non-combustible materials regardless of your roof's rating. This is often called "bird stopping," as it stops birds from building nests in gaps on the roof's edge.

Replacing plastic skylights with dual pane glass is another way to better protect your home. Dual panes and tempered glass are much more likely to resist damage if exposed to burning embers.

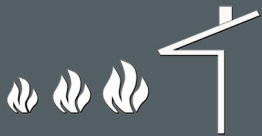
For more information, please visit the OCFA website or call (714) 573-6774 to schedule a Wildfire Home Assessment.

READY, SET, GO!

AS WILDFIRE APPROACHES



Early evacuation is the best way to protect yourself and your loved ones during a wildfire. As a wildfire approaches, follow these steps to help prepare your family and home, and make your evacuation safer.



*Review your
Wildfire Action
Plan so all
family members
have the same
information and
know what to do.*



**Orange County
Fire Authority**

www.ocfa.org/RSG

Have all necessities ready, including the 6 P's, in case you have to evacuate:

1. People and pets
2. Papers, phone numbers, and important documents
3. Prescriptions, medical equipment, and eyeglasses
4. Pictures, family keepsakes, and other meaningful items
5. Personal computers, hard drives, tablets, or other data storage devices, including cell phones, and chargers
6. Plastic credit cards, ATM cards, and cash

Load everything into your car, including your Disaster Supply Kit and Go! Bag. Then, back the car into the driveway and close the windows and doors. Keep the keys with you, in case you need to leave quickly.

At Home:

- Close all windows and doors
- Shut off air conditioning and fans
- Close the fireplace flue
- Leave lights on, including porch lights
- Move outdoor combustible items (patio furniture, door mats, charcoal, firewood, lighter fluid, brooms, trash cans, etc.) away from the house or bring them inside
- Turn off propane tanks
- Close the garage door
- Connect garden hoses to spigots and place them so they can reach any area of the house
- Don't leave sprinklers on or water running as this can waste critical water pressure

For more information, please visit the OCFA website or call **(714) 573-6774** to schedule a Wildfire Home Assessment.