

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL TEN**  
**Administration Building Conference Room**  
**February 24, 2016**  
**(Open Forum 9:00 a.m., Meeting begins at 9:15 a.m.)**

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION GRF REPRESENTATIVES, STAFF, AND GUEST(S):
  - Ms. Winkler, GRF Representative
  - Mrs. Weller, Mutual Administration Director
  - Mr. Black, Building Inspector
  - Mrs. McAuley, Recording Secretary
4. APPROVAL OF MINUTES: **Regular Monthly Meeting of January 27, 2016**  
**Special Meeting of January 25, 2016 (page 1) (Attached)**
5. SECRETARY'S REPORT
  - a. Resignation Letter – Resolution
  - b. Celebrations and Concern

Ms. Arlart  
Ms. Cummings
6. BUILDING INSPECTOR'S REPORT

Mr. Black

  - a. To include project updates: termite/dry rot/paint; water delivery inspection/repair; sprinkler repair tree removals; Pesticides/Herbicides; 2016 tree care; 2016: JLS projects 242-F stump removal/replacement
  - b. Mutual Ten Safety Inspection Update – 2016 Chart Plan: angle stops replacement, bedroom smoke alarms compliance, cooktops and Smart Burners
7. PHYSICAL PROPERTY COMMITTEE REPORT

Ms. Cummings

  - a. Roofing – Update
  - b. Edison Lawn Damage – 2/11/16
  - c. Service Request: Laundry Room Circuit Breaker
8. GROUNDS COMMITTEE REPORT

Ms. Cummings

  - a. Updated on: Tree Stump Removal 242-F and Grass Replacement 254-G and 253-F
  - b. Update: Carports 123 and 124 Garden Areas
9. CHIEF FINANCIAL OFFICER'S REPORT

Mr. Giles

  - a. Financial Statements
  - b. Mutual Ten Board Work Session
10. DRAFT GARDEN POLICY COMMITTEE REPORT

Ms. Cummings

11. UNFINISHED BUSINESS –
  - a. Mutual Ten Towing Policy
  - b. Towing Contract
12. NEW BUSINESS –
  - a. Edison Lawn Damage
  - b. By-Law Amendment
13. MUTUAL ADMINISTRATION DIRECTOR'S REPORT Mrs. Weller
14. GRF REPRESENTATIVE REPORT Ms. Winkler
15. ANNOUNCEMENTS/FLYERS:
16. DIRECTORS' REPORTS/COMMENTS – Reports may be submitted and attached
  - a. PRESIDENT'S REPORT President Arlart
  - b. VICE PRESIDENT'S REPORT Vice President  
Cummings
  - c. EMERGENCY PREPAREDNESS COUNCIL REPORT Advisory Director  
Houck
  - d. GARDEN POLICY COMMITTEE REPORT Vice President Cummings
  - e. OTHER COMMITTEES
  - f. COMMENTS
17. EXECUTIVE SESSION (legal and member issues)
18. ADJOURNMENT

**NEXT MEETING: MARCH 23, 2016**

mm:2/19/16

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL 10  
JANUARY 25, 2016**

In accordance with Corporation Bylaws, and pursuant to due notice to the Directors and Shareholders, a Special Meeting of the Board of Directors of Seal Beach Mutual Ten on January 25, 2016, was called to order by President Arlart at 2:00 p.m. in Clubhouse five, 1st Floor, Green Room.

Those members present were: President Arlart, Secretary Freitag, CFO Giles, Director Phillips, Director Newman, Director Scheuermann and Advisory Director Houck. Vice President Cummings was absent. Also present were Building Inspector Black and three shareholders', Mr. Freitag, Ms. Gibson and Ms. Atkinson.

The purpose of the meeting was to discuss the Building Inspector's report.

The meeting was adjourned at 3:15 p.m.

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Attest, Janie Freitag, Secretary  
SEAL BEACH MUTUAL TEN  
Mm: 2/19/16