

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN

March 23, 2016
(Open Forum 9:00 a.m., Meeting begins 9:15 a.m.)

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):
 - Ms. Winkler, GRF Representative
 - Mrs. Weller, Mutual Administration Director
 - Ms. Miller, GRF Director of Finance
 - Mr. Black, Building Inspector
 - Ms. Day, Recording Secretary
4. APPROVAL OF MINUTES: **Regular Meeting of February 24, 2016**
Special Meeting of February 22, 2016 (page 1)
5. **BOARD ACTION: Appoint Advisory Director and/or Director**
6. SECRETARY'S REPORT / CORRESPONDENCE
 - ♦ Correspondence (2) Ms. Arlart
 - ♦ Celebrations and concerns Ms. Cummings
7. BUILDING INSPECTOR'S REPORT Mr. Black
 - ♦ To include project updates: termite/dry rot/paint; water delivery inspection/repair; sprinkler repair; tree removals; Pesticides/Herbicides; 2016 tree care; 2016; JLS projects; Unit 242-F stump removal, grass removal/replacement; Edison grass damage; transformer plant screen plan Unit 258-F
 - ♦ Mutual Ten Fire/Safety Inspection update – 2016 inventory chart; angle stops replacement; bedroom smoke alarms, cooktops and SmartBurners
8. PHYSICAL PROPERTY COMMITTEE REPORT Ms. Cummings
 - ♦ Update: roofing
 - ♦ Update: Edison lawn damage – February 11, 2016
 - ♦ Policy 7502.10 – Carport Regulations: A. 6. d. A concrete bumper is ... (pages 2 - 4)
 - ♦ Update: laundry room circuit breakers
 - ♦ Controller failure 257 (pages 5 - 6)
9. GROUNDS COMMITTEE REPORT Ms. Cummings
 - ♦ Updates on: tree stump removal – Unit 242-F and grass replacement Units 254-G and 253-F
 - ♦ Plan for screening transformers
 - ♦ Unit 246-G/H Bottlebrush tree
 - ♦ Update: carports 123 and 124 garden areas
 - ♦ Units 254, 255, 251 garden proposal (concept only) (page 7)
 - ♦ Flowers under tree request – Unit 244-C (page 8)
10. **GUEST SPEAKER – Approval of 2015 Audited Financial Statements** **Ms. Miller**
(Directors: draft copies were distributed to review. Please bring your copy to the meeting.)
11. CHIEF FINANCIAL OFFICER'S REPORT Mr. Giles
 - ♦ Financial statements
 - ♦ Mutual Ten Board Work Session

12. DRAFT GARDEN POLICY COMMITTEE REPORT Ms. Cummings
 - ♦ Policy 7425.10 – amended draft garden policy (pages 9 – 16)
13. TOWING POLICY COMMITTEE REPORT Mr. Phillips
14. UNFINISHED BUSINESS
15. NEW BUSINESS –
 - a. Attorney review of Bylaws
 - b. Safety at intersection of Seaview Lane and St. Andrews Drive (page 17)
 - c. Mutual door-to-door solicitation
 - d. Notice to Comply letters: Caregivers (pages 18 – 23) and Carports (pages 24 and 2)

STAFF SECRETARY BREAK (TIME TO BE DETERMINED BY PRESIDENT)

16. MUTUAL ADMINISTRATION DIRECTOR'S REPORT Mrs. Weller
17. GRF REPRESENTATIVE'S REPORT Ms. Winkler
18. ANNOUNCEMENTS / FLYERS (with President's report)
 - ♦ Council on Aging
 - ♦ GRF Purchasing in Stock Safety Products List
19. DIRECTORS' REPORTS / COMMENTS – Reports may be submitted and attached.
 - a. PRESIDENT'S REPORT Ms. Arlart
 - b. VICE PRESIDENT'S REPORT Ms. Cummings
 - c. EMERGENCY PREPAREDNESS COUNCIL REPORT Mr. Houck
 - d. GARDEN POLICY COMMITTEE REPORT Ms. Cummings
 - e. OTHER COMMITTEES
 - f. COMMENTS
20. ADJOURNMENT
21. EXECUTIVE SESSION (legal and member issues)

DATES TO REMEMBER:	Regular Board Meeting:	April 27, 2016	9:15 a.m. (A)
	CFO Council:	April 6, 2016	9:30 a.m. (A)
	Presidents' Council:	April 7, 2016	9:00 a.m. (C4)
	Phys. Prop. Council:	April 7, 2016	1:30 p.m. (A)

STAFF SECRETARY WILL LEAVE THE MEETING BY 12:10 P.M.