

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
November 24, 2021
Meeting begins at 9:00 a.m.
Administration, Conference Room A
And Zoom Video and Call Conference Meeting

TO ATTEND ON ZOOM: The Shareholder will be provided with instructions on how to access the call via Zoom/telephone upon the Shareholder contacting Mutual Administration and requesting the log-in information. Please submit your information, including your name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com or by calling (562) 431-6586 ext. 313, by no later than 3:00 p.m., the business day before the date of the meeting.

TO PROVIDE COMMENTS DURING MEETING VIA ZOOM: In order to make a comment during the open Shareholder Comments, the Shareholder must (i) notify their designated director of their intent to speak during Shareholder open forum, or (ii) submit their information, including their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, no later than 3:00 p.m. on Tuesday, 11/23/2021, the business day before the date of the meeting.

1. CALL TO ORDER/ BOARD ROOM DECORUM
2. SHAREHOLDERS' COMMENTS (2-3 minutes per shareholder)
3. ROLL CALL
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Carol Levine, GRF Representative
Ryan Quental, Building Inspector
Ripa Barua, Portfolio Specialist
Josh Monroy, Recording Secretary

5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of October 27, 2021**
 - b. **Special Board Meeting Minutes of November 15, 2021 (p.3)**
6. GRF REPRESENTATIVE Carol Levine
7. BUILDING INSPECTOR'S REPORT Ryan Quental
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.4-5)
 - a. Discuss and vote to approve French drains. (pp.6-7)
8. CONSENT CALENDAR
 - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.8)
9. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
 - a. Approval of Mutual Monthly Finances (p.9)
10. SECRETARY/ CORRESPONDENCE John Stipcich

11. NEW BUSINESS

- a. Discuss and vote to authorize Roseman Law, APC to review 50-1645-4 Qualified Permanent Resident Agreement/ Application and 50-XXXX-X – Approval Co-Occupant Application (pp.10-21)

STAFF BREAK BY 11:00 a.m.

12. PORTFOLIO SPECIALIST REPORT

Ripa Barua

13. ANNOUNCEMENTS – DATES TO REMEMBER

NEXT REGULAR MONTHLY MEETING: Tuesday, December 14, 2021, 9:00 a.m.

Location: Administration, Administration, Conference Room A and via Zoom Video and Call Conference Meeting

14. COMMITTEE REPORTS

- a. Physical Property Committee
- b. Landscape Committee
- c. Emergency Information Council

15. DIRECTORS' COMMENTS

16. ADJOURNMENT

17. EXECUTIVE SESSION

- a. Legal Matters
- b. Contracts
- c. Assessments / Delinquencies
- d. Disciplinary Hearings

STAFF WILL LEAVE THE MEETING BY 12:00 p.m.