

**AGENDA**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL TEN**  
**December 14, 2021**  
**Meeting begins at 9:00 a.m.**  
**Conference Room B**  
**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](mailto: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](mailto:mutualsecretaries@lwsb.com), no later than 3:00 p.m. on Monday 12/13/2021, 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  
Cidalia Alvernaz, Recording Secretary

5. APPROVAL OF MINUTES
  - a. **Regular Meeting Minutes of November 24, 2021**
  - b. **Special Board Meeting Minutes of December 07, 2021 (p.3)**
6. DIRECTOR APPOINTMENT
  - a. Discuss and vote to approve Director appointment. (p.4)
7. GRF REPRESENTATIVE Carol Levine
8. BUILDING INSPECTOR'S REPORT Ryan Quental  
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.5-6)
9. CONSENT CALENDAR
  - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.7)

10. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
- a. Approval of Mutual Monthly Finances (p.8)
  - b. Discuss and vote to authorize the transfer of specified funds (p.9)

11. SECRETARY/ CORRESPONDENCE John Stipcich

**12. NEW BUSINESS**

- a. Discuss and vote to authorize Roseman Law APC to review and provide opinion on new GRF Management Agreement (pp.10-43)

**STAFF BREAK BY 11:00 a.m.**

13. PORTFOLIO SPECIALIST REPORT Ripa Barua

14. ANNOUNCEMENTS – DATES TO REMEMBER

**NEXT REGULAR MONTHLY MEETING: Wednesday, January 26, 2022, 9:00 a.m.**  
**Location: Administration, Administration, Conference Room A and via Zoom Video and Call Conference Meeting**

15. COMMITTEE REPORTS

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

16. DIRECTORS' COMMENTS

17. ADJOURNMENT

18. EXECUTIVE SESSION

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

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