

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
January 26, 2022
Meeting begins at 9:00 a.m.
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 1/25/2022, 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 December 14, 2021**
 - b. **Special Board Meeting Minutes of January 18, 2022 (p.3)**
6. GUEST SPEAKER Mr. Rocha, Ms. Arshat
 - a. Security Director Mr. Rocha to discuss cognitive issues.
 - b. Member Resource and Assistant Liaison Ms. Arshat to discuss cognitive issues.
7. GRF REPRESENTATIVE Carol Levine
8. BUILDING INSPECTOR'S REPORT Ryan Quental

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.4-5)

 - a. Discuss or vote to authorize Building Inspector to go out for roofing bids (p.6)
 - b. Discuss fire and safety inspections
 - c. Discuss electric car charging stations

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 close BNY Mellon Money Market Account and to transfer remaining funds to US Bank Money Market Account (p.9)

11. SECRETARY/ CORRESPONDENCE

John Stipcich

12. NEW BUSINESS

- a. Discuss and vote to approve sending out the Opt-Out Notice to Mutual 10 shareholders (pp.10-11)
- b. Discuss and vote to authorize Roseman Law APC to proceed with revising 50-1645-4 - Qualified Permanent Resident Agreement/ Application and 50-XXXX-X - Approval Co – Occupant Application (p.12)

STAFF BREAK BY 11:00 a.m.

13. PORTFOLIO SPECIALIST REPORT

Ripa Barua

14. ANNOUNCEMENTS – DATES TO REMEMBER

NEXT REGULAR MONTHLY MEETING: Wednesday, February 23, 2022, 9:00 a.m.

**Location: 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.