

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
February 23, 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 Tuesday 2/22/2022, 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
Kimberly Vasquez, Recording Secretary

5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of January 26, 2022**
 - b. **Special Board Meeting Minutes of January 31, 2022 (p. 3)**
 - c. **Special Board Meeting Minutes of February 11, 2022 (p. 4)**

6. GRF REPRESENTATIVE Carol Levine

7. BUILDING INSPECTOR'S REPORT Ryan Quental
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 5-6)
 - a. Discuss and vote to authorize the Building Inspector to issue a work order for the annual maintenance on the Mutual fire extinguishers (p. 7)
 - b. Discuss fire/safety inspections

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. **UNFINISHED BUSINESS**
No Unfinished Business

12. **NEW BUSINESS**
a. None.

STAFF BREAK BY 11:00 a.m.

13. PORTFOLIO SPECIALIST REPORT Ripa Barua

14. ANNOUNCEMENTS – DATES TO REMEMBER
a. **NEXT REGULAR MONTHLY MEETING: Wednesday, March 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 (2-3 minutes, as time permits)

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.