

**AGENDA**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL TEN**  
**March 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](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 3/22/2022, 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  
Carolyn Miller, Director of Finance  
Ryan Quental, Building Inspector  
Ripa Barua, Portfolio Specialist  
Kimberly Vasquez, Recording Secretary

5. APPROVAL OF MINUTES
  - a. **Regular Meeting Minutes of February 23, 2022**
  - b. **Special Board Meeting Minutes of March 10, 2022 (p.3)**
6. GUEST SPEAKER Carolyn Miller
  - a. Discuss and vote to accept the 2021 drafted audited financial statements (p. 4) (handout)
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)

  - a. Discuss and vote to approve roofing bid from Roofing Standard's contract (p. 7)
  - b. Discuss fire/safety inspections
9. CONSENT CALENDAR
  - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p. 8)

10. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles  
a. Approval of Mutual Monthly Finances (p. 9)

11. SECRETARY/ CORRESPONDENCE John Stipcich

12. **UNFINISHED BUSINESS**  
No Unfinished Business

13. **NEW BUSINESS**  
a. Shareholder's Statement to vote cumulatively (p. 10)  
b. Discuss and vote to appoint Accurate Voting Services as M10's Inspectors of Elections for Annual Shareholder's Meeting (p. 11)  
c. Discuss and vote to cancel the May Monthly Board Meeting due to Annual Shareholder's Meeting (p. 12)  
d. Discuss Mutual Election

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

14. PORTFOLIO SPECIALIST REPORT Ripa Barua

15. ANNOUNCEMENTS – DATES TO REMEMBER  
a. **NEXT REGULAR MONTHLY MEETING: Wednesday, April 27, 2022, 9:00 a.m. Location: Administration, Conference Room A and via Zoom Video and Call Conference Meeting**

16. COMMITTEE REPORTS  
a. Physical Property Committee  
b. Landscape Committee  
c. Emergency Information Council

17. DIRECTORS' COMMENTS (2-3 minutes, as time permits)

18. ADJOURNMENT

19. EXECUTIVE SESSION  
a. Legal Matters  
b. Contracts  
c. Assessments / Delinquencies  
d. Disciplinary Hearings

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