

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
June 22, 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 06/21/2022, the business day before the date of the meeting.

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

Carol Levine, GRF Representative
Ryan Quental, Building Inspector
Josh Monroy, Portfolio Specialist
Nancy Duarte, Recording Secretary
Jackie Dunagan, Mutual 15 President

5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of May 31, 2022**
 - b. **Special Meeting Minutes of June 7, 2022 (p.3)**
6. GRF REPRESENTATIVE Carol Levine
7. GUEST SPEAKER Jackie Dunagan
 - a. Discuss the Cable TV option project.
8. BUILDING INSPECTOR'S REPORT Ryan Quental

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

 - a. Discuss and vote to ratify motion made regarding bids for re-roofing project May 6, 2022 (p.6)
9. CONSENT CALENDAR Michael Giles
 - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.7)

10. CHIEF FINANCIAL OFFICER'S REPORT
a. Approval of Mutual Monthly Finances (p.8)

Michael Giles

11. SECRETARY/ CORRESPONDENCE

Elissa Viglietta

12. **NEW BUSINESS**

- a. Discuss and vote to adopt time limits for shareholder comments 2022-2023 Board term (p.9)
- b. Discuss and vote to approve M10 President to sign the New Management Agreement at a Special signing in August (pp.10/handout)

STAFF BREAK BY 11:00 a.m.

13. PORTFOLIO SPECIALIST REPORT

Josh Monroy

14. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **GRF BOARD TRAINING: Wednesday, June 29, 2022, at 8:00 a.m. – 4:30 p.m. in Clubhouse 4**
- b. **SPECIAL MEETING: Monday, July 18, 2022, 2:30 p.m. Location: via Zoom Video and Call Conference Meeting**
- c. **NEXT REGULAR MONTHLY MEETING: Wednesday, July 27, 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.