

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
July 27, 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 07/26/2022, the business day before the date of the meeting.

1. CALL TO ORDER - BOARD ROOM DECORUM
2. SHAREHOLDERS' COMMENTS (4 minutes per shareholder; CFO Giles will time.)
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

5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of June 22, 2022**
 - b. **Special Meeting Minutes of July 18, 2022 (p.3)**

6. GRF REPRESENTATIVE Carol Levine

7. 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 resolution dated May 6, 2022, to approve Building Inspector to request bids for re-roofing project (p.6)
- b. Discuss and vote to approve proposal from J & J Landscaping to cut down plants end of carports 120 and 122 (pp.7-8)

8. CONSENT CALENDAR Michael Giles

- a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.9)

9. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles

- a. Approval of Mutual Monthly Finances (p.10)

10. SECRETARY/ CORRESPONDENCE

Elissa Viglietta

11. **NEW BUSINESS**

- a. Discuss and vote to approve M10 President sign the new management agreement at a special signing in August (p.11)
- b. Discuss and vote to approve Annual General Counsel Attorney Retainer Program (pp.12-13)
- c. Discuss and vote to adopt Rule 10-7586-1 - Shareholder Rules of Conduct (p.14-16)
- d. Discuss and vote to approve Towing Agreement for 2022-2023 (pp.17-19)
- e. Discuss Interact Solution Cable

STAFF BREAK BY 11:00 a.m.

12. PORTFOLIO SPECIALIST REPORT

Josh Monroy

13. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **NEXT REGULAR MONTHLY MEETING: Wednesday, August 24, 2022, 9:00 a.m. Location: Administration, Conference Room A and via Zoom Video and Call Conference Meeting**

14. COMMITTEE REPORTS

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

15. DIRECTORS' COMMENTS (4 minutes per shareholder; CFO Giles will time.)

16. ADJOURNMENT

17. EXECUTIVE SESSION

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

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