

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
June 22, 2022**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, June 22, 2022, at 9:00 a.m. Conference Room A and via Zoom Video and Call Conference Meeting.

SHAREHOLDER COMMENTS

Several shareholders made a comment.

ROLL CALL

Present: President Arlart, Vice President Cummings, Secretary Viglietta, Chief Financial Officer Giles, and Director Sims

GRF Rep: Ms. Levine, GRF Representative

Guest: Three Mutual Ten Shareholders (via zoom)
Seven Mutual Ten Shareholders (in-person)

Staff: Mr. Quental, Building Inspector (via zoom)
Ms. Barua, Portfolio Specialist
Ms. Duarte, Recording Secretary
Ms. Dunagan, M15 Director

APPROVAL OF MINUTES

The Regular Board Meeting Minutes of May 31, 2022, were approved by general consent of the Board as printed and distributed.

The Special Board Meeting Minutes of June 7, 2022, were approved by general consent of the Board as printed and distributed.

GRF REPRESENTATIVES' REPORT

GRF Representative Levine presented her report (attached).

Following questions, Ms. Levine left the meeting at adjournment at 10:35 a.m.

GUEST SPEAKER

Mutual 15 Director Mrs. Dunagan discussed the Cable TV option project (attached).

Following questions, Mrs. Dunagan left the meeting at 9:50 a.m.

Director Sims left meeting at 9:50 a.m.

Director Sims returned to the meeting at 9:52 a.m.

BUILDING INSPECTOR'S REPORT

Building Inspector Quental presented his report (attached).

Following questions, Building Inspector Quental left the meeting at 9:59 a.m.

CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Giles and seconded by Vice President Cummings, it was

RESOLVED to authorize the following transfers of funds per detailed resolutions.

| <i>Transfer/ Invoice Date</i> | <i>Amount</i> | <i>Originating/Destination Accounts or Payee</i> |
|---------------------------------------|---------------|---|
| 06/06/2022 | \$72,685.40 | Transfer from US Bank Checking to GRF - US Bank Checking. |
| 06/06/2022 | \$137,765.23 | Transfer from ACH-Direct Debit from multiple shareholders to US Bank Checking |
| 06/07/2022 | \$52,848.55 | Transfer from US Bank Checking to US Bank Impound (Property Taxes) |

The MOTION passed unanimously.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Giles presented his report (attached).

Following a discussion and upon a MOTION duly made by Chief Financial Officer Giles and seconded by Secretary Viglietta, it was

RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of May 2022.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Viglietta received no correspondence.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Director Sims and seconded by Secretary Viglietta it was

RESOLVED to adopt the time frame for 4 minutes time limit per speaker for less than 15 speakers, 3 minutes time limit per speaker for 16-25 speakers and 2 minutes time limit for over 26 speakers for shareholder comments at M10 Board Meeting, board term 2022-2023.

The MOTION passed with two “no” votes.

PORTFOLIO SPECIALIST REPORT

Portfolio Specialist Barua had no report.

ANNOUNCEMENTS

GRF BOARD TRAINING: Wednesday, June 29, 2022, 8:00 a.m. – 4:30 p.m. in Clubhouse 4.

SPECIAL BOARD MEETING: Monday, July 18, 2022, 2:30 p.m., Location: Zoom Video and Call Conference

NEXT REGULAR MONTHLY BOARD MEETING: Wednesday, July 27, 2022, 9:00 a.m., Location: Conference Room, A and via Zoom Video and Call Conference Meeting

COMMITTEE REPORT

Emergency Information Council

Ms. Gibson gave her verbal report.

DIRECTOR’S REPORT

Several Directors made comments.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 10:35 a.m. and announced that there would be an executive session following to discuss member issues.

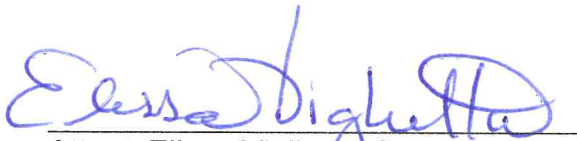
EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on June 22, 2022, at 10:52 a.m., and took the following actions:

The Board approved Executive Meeting Minutes of May 31, 2022, and the Special Executive Meeting Minutes of June 7, 2022, as presented.

1. Legal Matters
 - a. Some legal matters were discussed.
2. Contracts
 - a. One contract was discussed.
3. Assessments / Delinquencies
 - a. Several letters were drafted.
 - b. One files to monitor.
 - c. No file was closed.
4. Disciplinary Hearings
 - a. No Disciplinary hearing was discussed.

President Arlart adjourned the meeting at 12:10 p.m.



Attest, Elissa Viglietta, Secretary
SEAL BEACH MUTUAL TEN
ND 06/22/2022
Attachments

MONTHLY MINUTES ARE POSTED IN THE LAUNDRY ROOMS AND THE MUTUAL TEN WEBSITE. THANK YOU.

REMINDER: THE SWEEPING DAY FOR MUTUAL TEN'S TRUST STREETS IS THE 4th WEDNESDAY NIGHT OF EACH MONTH. PLEASE DO NOT PARK ON INTERLACHEN, ST. ANDREWS, OR NORTHWOOD STREETS AT THIS TIME.

**Mutual Ten shareholders can access the monthly minutes on the Mutual website at:
www.lwsb.com – go to “MUTUALS” – CLICK ON “Mutual 10”**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF June 22, 2022**

The Regular Board Meeting Minutes of May 31, 2022, were approved by general consent of the Board as printed and distributed.

The Special Board Meeting Minutes of June 7, 2022, were approved by general consent of the Board as printed and distributed.

RESOLVED to authorize the following transfers of funds per detailed resolutions.

| <i>Transfer/ Invoice Date</i> | <i>Amount</i> | <i>Originating/Destination Accounts or Payee</i> |
|---------------------------------------|---------------|---|
| 06/06/2022 | \$72,685.40 | Transfer from US Bank Checking to GRF - US Bank Checking. |
| 06/06/2022 | \$137,765.23 | Transfer from ACH-Direct Debit from multiple shareholders to US Bank Checking |
| 06/07/2022 | \$52,848.55 | Transfer from US Bank Checking to US Bank Impound (Property Taxes) |

RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of May 2022.

RESOLVED to adopt the time frame for 4 minutes time limit per speaker for less than 15 speakers, 3 minutes time limit per speaker for 16-25 speakers and 2 minutes time limit for over 26 speakers for shareholder comments at M10 Board Meeting, board term 2022-2023.

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
JUNE 7, 2022
Zoom Video and Call Conference Meeting**

The Special Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Tuesday, June 7, 2022, at 2:30 p.m. via Zoom.

ROLL CALL:

Present: President Arlart, Vice President Cummings, Secretary Viglietta, CFO Giles, Director Sims

Staff: Building Inspector Quental

SHAREHOLDER COMMENTS

Comment made.

PURPOSE OF THE MEETING: Directors discuss Building Inspector's Report, additional Physical Property and Landscape issues, and Bat Houses and Benches.

BUILDING INSPECTOR'S REPORT

Building Inspector Quental updated the Mutual Ten Board on Mutual Ten activity.

LANDSCAPE REPORT

Discussion on water use monitoring.

PHYSICAL PROPERTY CHAIR REPORT

Discussion on using camera to view sewer connecting points, 10-246 A/L end of building.

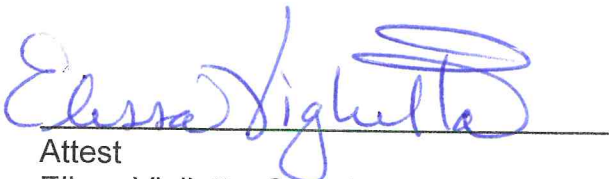
BAT HOUSES AND BENCHES

Discussion on bat houses.

Discussion on consideration for a bench.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 3:33 p.m. and announced that there would be an Executive Session following to discuss member issues.



Attest

Elissa Viglietta, Secretary
SEAL BEACH MUTUAL TEN
Ra: 06/07/2022

MONTHLY MUTUAL INSPECTOR REPORT

MUTUAL: **(10) TEN**

INSPECTOR: **RYAN QUENTAL**

DATE: **JUNE**

PERMIT ACTIVITY

| UNIT # | DESCRIPTION OF WORK | GRF/CITY PERMIT | START DATE | FINISH DATE | CHANGE ORDER | RECENT INSPECTION | CONTRACTOR |
|--------|---------------------|-----------------|------------|-------------|--------------|--------------------------|---------------------|
| 239-B | HVAC | BOTH | 03/22/22 | 06/22/22 | NONE | FINAL 4/8/22 | GREENWOOD |
| 239-L | FLOORING | GRF | 04/01/22 | 05/30/22 | NONE | FINAL 4/21/22 | KARYS CARPETS |
| 240-B | FLOORING | GRF | 05/15/22 | 06/30/22 | NONE | FINAL 5/16/22 | KARYS CARPETS |
| 240-C | FLOORING | GRF | 05/15/22 | 06/15/22 | NONE | FINAL (NOT READY 6/2/22) | KARYS CARPETS |
| 240-H | HVAC | BOTH | 04/04/22 | 07/04/22 | NONE | FINAL 5/6/22 | GREENWOOD |
| 240-H | FLOORING | GRF | 05/01/22 | 07/30/22 | NONE | | KARYS CARPETS |
| 240-H | CART PAD | GRF | 03/29/22 | 04/15/22 | NONE | | J & J LANDSCAPE |
| 240-H | REMODEL | BOTH | 04/10/22 | 06/28/22 | NONE | DRYWALL 6/9/22 | LOS AL BUILDERS |
| 240-H | SHOWER-CUT DOWN | GRF | 06/13/22 | 07/13/22 | NONE | | NUKOTE |
| 240-L | WASHER/DRYER/PANEL | BOTH | 04/12/22 | 08/31/22 | NONE | MEP 5/5/22 | BA CONSTRUCTION |
| 240-L | CEILING REMOVAL | GRF | 04/12/22 | 08/31/22 | NONE | | BA CONSTRUCTION |
| 242-J | FLOORING | GRF | 06/15/22 | 07/15/22 | NONE | | KARYS CARPETS |
| 244-J | HVAC | BOTH | 05/05/22 | 08/05/22 | NONE | FINAL 5/26/22 | GREENWOOD |
| 244-L | OVEN | GRF | 06/07/22 | 06/30/22 | NONE | | CJ CONSTRUCTION |
| 245-C | RECESSED LIGHTING | BOTH | 03/16/22 | 04/15/22 | NONE | FINAL 4/11/22 | OGAN |
| 246-B | COOKTOP | BOTH | 03/29/22 | 04/30/22 | YES | FINAL 6/2/22 | ACE MAINTENANCE |
| 246-F | FLOORING | GRF | 04/18/22 | 10/18/22 | NONE | | CAL CUSTOM |
| 248-D | CABINETS/ELECTR. | BOTH | 12/13/22 | 04/30/22 | YES | FINAL 4/5/22 | MP CONSTRUCTION |
| 248-L | FLOORING | GRF | 04/30/22 | 05/30/22 | NONE | FINAL 5/23/22 | KARYS CARPETS |
| 249-H | HVAC | BOTH | 04/18/22 | 07/18/22 | NONE | FINAL 5/6/22 | GREENWOOD |
| 250-H | CART PAD | GRF | 03/14/22 | 05/02/22 | NONE | FINAL 4/21/22 | ANGUIANO LAWN CARE |
| 250-H | WINDOWS | BOTH | 02/20/22 | 03/30/22 | NONE | | SWENMAN |
| 250-J | FLOORING | GRF | 06/10/22 | 09/10/22 | NONE | | BIXBY PLAZA CARPETS |
| 252-D | ADDITION | BOTH | 01/15/22 | 07/15/22 | NONE | INSULATION 2/3/22 | JC KRESS |
| 255-K | FLOORING | GRF | 05/30/22 | 06/30/22 | NONE | | KARYS CARPETS |
| 258-I | FLOORING | GRF | 05/30/22 | 06/30/22 | NONE | | KARYS CARPETS |
| | | | | | | | |

ESCROW ACTIVITY

| UNIT # | NMI | PLI | NBO | FINAL | FCOEI | ROF | ACTIVE | CLOSING | CLOSED |
|--------|-----------|----------|----------|----------|----------|----------|--------|---------|--------|
| 238-L | | 10/20/21 | 11/29/21 | 11/29/21 | 12/09/21 | 02/01/22 | 7 | 1 | 15 |
| 238-J | | 11/05/21 | 02/07/22 | 02/08/22 | 02/21/22 | 03/21/22 | | | |
| 239-B | | 01/31/22 | 03/02/22 | 03/02/22 | 03/14/22 | 04/25/22 | | | |
| 240-A | | 02/28/22 | 05/19/22 | 05/24/22 | 06/06/22 | 06/13/22 | | | |
| 240-H | | 10/20/21 | 03/04/22 | 03/04/22 | 03/18/22 | 04/29/22 | | | |
| 240-J | 4/21/2022 | | | | | | | | |
| 240-L | | 02/02/22 | 03/18/22 | 03/21/22 | 03/31/22 | 04/19/22 | | | |
| 243-E | 4/19/2022 | | | | | | | | |
| 243-L | | 05/05/22 | | | | | | | |
| 244-A | | 05/04/22 | | | | | | | |
| 245-G | | 03/24/22 | 05/17/22 | 05/18/22 | 05/31/22 | | | | |
| 247-C | | 06/10/22 | | | | | | | |
| 248-D | | 11/02/21 | 11/10/21 | 11/18/21 | 12/01/21 | 01/18/22 | | | |

MONTHLY MUTUAL INSPECTOR REPORT

MUTUAL: **(10) TEN**

INSPECTOR: **RYAN QUENTAL**

DATE: **JUNE**

| | | | | | |
|-------|----------|----------|----------|----------|----------|
| 248-G | 03/24/22 | 04/25/22 | 04/25/22 | 05/05/22 | 06/10/22 |
| 249-C | 10/06/21 | 12/07/21 | 12/07/21 | 12/14/21 | 01/18/22 |
| 249-E | 09/13/21 | 09/23/21 | 09/24/21 | 10/06/21 | 01/20/22 |
| 249-G | 11/16/21 | 03/07/22 | 03/08/22 | 03/18/22 | 04/27/22 |
| 250-C | 06/13/22 | | | | |
| 250-J | 02/18/22 | 04/27/22 | 04/27/22 | 05/09/22 | 06/02/22 |
| 251-F | 08/18/19 | 11/18/21 | 11/18/21 | 12/01/21 | 01/18/22 |
| 255-K | 03/22/22 | 04/28/22 | 04/28/22 | 05/10/22 | 05/31/22 |
| 258-B | 05/24/22 | | | | |
| 258-F | 02/18/22 | 04/08/22 | 04/08/22 | 04/20/22 | 05/26/22 |
| 260-A | 06/13/22 | | | | |
| | | | | | |

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
FI = Final Inspection FCOEI = Final Close of Escrow Inspection ROF = Release of Funds

CONTRACTS & PROJECTS

| CONTRACTOR | PROJECT |
|--|--|
| J&J Landscape 12/1/21 - 11/30/22 | Mutual Gardening, Irrigation and Lawns - On Going. |
| Empire Pipe Cleaning 12/31/23 | Cleaning Sewer Mainline. |
| Fenn Pest and Termite 4/30/23 | Pest Control and Termite Inspections. |
| Fenn Pest and Termite 6/30/23 | Bait Station Maintenance. |
| National Service Lease September 2024 | On Going. |
| Roofing Standards Contract 2022 | Buildings 246, 247, 248, 249, 250, 251. |

SHAREHOLDER & MUTUAL REQUESTS

| | |
|---|-------------------------------------|
| Carport 122 Lights not working. | Re-Roofing: Building 246 (Complete) |
| 255-L Garbage disposal issue. | |
| 256-I Unit flood. | Building 247 |
| 249-F Trip hazard @ entryway. | Dry Rot Repair: 6/8 - (In Progress) |
| 258-F Carport hasp broken. | Hood Vent Replacement: (Complete) |
| 246 Sewer stoppage. | Roof Tear Off: (Complete) |
| 246-B Water intrusion in bathroom. | |

CFO Report - Mutual 10
May 31, 2022

| Account Description | \$ Variance | % Variance | Explanation |
|--|-------------|------------|---|
| Total Operating Income | \$ 9,500 | 87.8% | Total Operating Income ended May better than plan. Income from Laundry Machine Income is \$715 under the plan. However, this is offset by Inspection Fees being over plan \$3,000 and Buyers Premium of \$6,250. which was not budgeted. |
| Utilities | \$ 1,484 | 3.4% | Utilities ended May over budget is all areas. The water expense was increased after the budget was completed and approved by the Board. |
| Professional Fees | \$ (4,745) | -63.8% | Professional Fees ended May under plan in Legal Fees. This under plan will be corrected when the Law Firm charges the Mutual for work in progress. |
| Outside Services | \$ (13,305) | -14.3% | Outside Service ended May \$13,305 better than plan primarily is all areas except Pest Control, which is \$2,720 over the plan, and painting,\$1,812 over the plan. The yearly termite contract paid and will be within budget by the end of the fiscal year. |
| Taxes & Insurance | \$ 5,791 | 14.6% | Taxes & Insurance ended May over plan. Insurance is over plan due to a accounting procedure and will be corrected by fiscal year end. |
| Excess Inc. / (Exp) After Off-Bdgt Items | \$ 29,397 | 0.0% | |
| | | | |
| | | | |

SEAL BEACH MUTUAL NO. 10
FINANCIAL STATEMENTS RECAP
For the 5 months ending May 31, 2022

| May | | | Account | YTD | | |
|---------------------|-------------------|---------------|---|---------------------|-------------------|--------------|
| Actual | Budget | Variance | | Actual | Budget | Variance |
| 82,130 | 82,129 | 0.0% | Regular Assessment | 410,650 | 410,645 | 0.0% |
| 33,478 | 33,478 | 0.0% | Reserve Funding | 167,390 | 167,390 | 0.0% |
| 115,608 | 115,607 | 0.0% | Total Regular Assessment | 578,040 | 578,035 | 0.0% |
| 657 | 800 | -17.9% | Service Income | 3,285 | 4,000 | -17.9% |
| 20 | 13 | 53.8% | Financial Income | 115 | 70 | 64.3% |
| - | 1,349 | -100.0% | Other Income | 16,915 | 6,745 | 150.8% |
| 677 | 2,162 | -68.7% | Total Operating Income | 20,315 | 10,815 | 87.8% |
| \$ 116,285 | \$ 117,769 | -1.3% | Total Mutual Income | \$ 598,355 | \$ 588,850 | 1.6% |
| 47,480 | 47,480 | 0.0% | Trust Maintenance Cost | 228,273 | 237,400 | -3.8% |
| 7,709 | 8,732 | -11.7% | Utilities | 45,144 | 43,660 | 3.4% |
| 196 | 1,488 | -86.8% | Professional Fees | 2,695 | 7,440 | -63.8% |
| 20,112 | 18,639 | 7.9% | Outside Services | 79,890 | 93,195 | -14.3% |
| 9,047 | 7,955 | 13.7% | Taxes & Insurance | 45,566 | 39,775 | 14.6% |
| 33,478 | 33,478 | 0.0% | Contributions To Reserves | 167,390 | 167,390 | 0.0% |
| \$ 118,022 | \$ 117,772 | 0.2% | Operating Expenses Before Off-Budget | \$ 568,958 | \$ 588,860 | -3.4% |
| \$ (1,737) | - | | Excess Inc. / (Exp) After Off-Bdgt Items | \$ 29,397 | - | |
| | | | Depreciation (Off-Budget Item) | | | |
| | | | Excess Inc. / (Exp) After Off-Bdgt Items | \$ 29,397 | \$ - | |
| | | | Restricted Reserve | | | |
| 1,147 | | | Appliance Reserve | 14,057 | | |
| 1,305 | | | Painting Reserve | 21,380 | | |
| (463,285) | | | Roofing Reserve | 647,546 | | |
| - | | | Emergency Reserve | 50,000 | | |
| 8,746 | | | Infrastructure Reserve | 318,987 | | |
| \$ (452,087) | | | Total Restricted Reserve | \$ 1,051,970 | | |

P.O. Box 2069
Seal Beach CA 90740

| May Actual | May Budget | | 2022 Y-T-D Actual | 2022 Y-T-D Budget |
|----------------------------|----------------|---|----------------------|----------------------|
| 82,130 | 82,129 | Carrying Charges | 410,650 | 410,645 |
| 33,478 | 33,478 | Reserve Funding | 167,390 | 167,390 |
| 115,608 | 115,607 | Total Regular Assessments | 578,041 | 578,035 |
| 694 | 800 | Service Income | 3,285 | 4,000 |
| (79) | 14 | Financial Income | 115 | 70 |
| 3,680 | 1,349 | Other Income | 16,915 | 6,745 |
| 4,295 | 2,163 | Total Other Income | 20,314 | 10,815 |
| 119,903 | 117,770 | Total Mutual Income | 598,355 | 588,850 |
| 47,480 | 47,480 | GRF Trust Maintenance Fee | 228,273 | 237,400 |
| 10,300 | 8,732 | Utilities | 45,144 | 43,660 |
| 155 | 1,488 | Professional Fees | 2,695 | 7,440 |
| 0 | 22 | Office Supplies | 0 | 110 |
| 12,857 | 18,617 | Outside Services | 79,890 | 93,085 |
| 9,380 | 7,955 | Taxes & Insurance | 45,566 | 39,775 |
| 33,478 | 33,478 | Contributions to Reserves | 167,390 | 167,390 |
| 113,650 | 117,772 | Total Expenses Before Off-Budget | 568,958 | 588,860 |
| 6,253 | (2) | Excess Inc/(Exp) Before Off-Budget | 29,396 | (10) |
| 5,984 | 0 | Depreciation Expense | 29,597 | 0 |
| 269 | (2) | Excess Inc/(Exp) After Off-Budget | (200) | (10) |
| Restricted Reserves | | | | |
| (1,253) | 0 | Appliance Reserve Equity | 14,057 | 0 |
| 1,305 | 0 | Painting Reserve | 21,380 | 0 |
| 21,449 | 0 | Roofing Reserve | 647,546 | 0 |
| 0 | 0 | Emergency Reserve Equity | 50,000 | 0 |
| 8,746 | 0 | Infrastructure Reserve | 318,987 | 0 |
| 30,247 | 0 | Total Restricted Reserves | 1,051,970 | 0 |

The Golden Rain
Foundation provides an
enhanced quality of life
for our active adult
community of Seal
Beach Leisure World.



s

May 24, 2022



BOARD NEWSLETTER

Approved Consent Agenda

MOVED and approved the consent agenda included • Minutes of the Recreation Committee Meeting of April 4, 2022 • Minutes of the Physical Property Committee Meeting of April 6, 2022 • Minutes of the GRF Administration Committee Meeting of April 7, 2022 • Minutes of the Communication/IT Committee Meeting of April 14, 2022 • Minutes of the Finance Committee Meeting of April 18, 2022 • GRF Board of Directors Minutes April 26, 2022 • GRF Board Report, dated May 24, 2022 • Acceptance of the Interim Financial Statements, April 2022, for Audit • Approve Capital Funds Investment Purchase

Ad Hoc Report

MOVED to accept the Bulk Cable Ad hoc Committee's final report and formally recognize the dissolution of the Committee.

Emergency Addition to Agenda

MOVED to add the Emergency Item – 401(k) Plan Eligibility to the Board agenda.

General –Approve Vacation Policy

MOVED to amend the action request to require the GRF Administration Committee to review in July the mandatory vacation policy.

MOVED approve the adoption of the proposed employee vacation accrual benefit, Section VII, Item D, of the current 2020 Employee Handbook as stated above and include the additional cash out opportunity also defined above and require the GRF Committee to review in July the mandatory vacation policy.

General - Emergency Item – 401(k) Plan Eligibility

MOVED to approve the adoption of the proposed 401(k) plan eligibility and entry dates of the first of the month following thirty (30) days of employment and increase the company maximum contribution to 5% to be effective as soon as administratively feasible and authorize GRF Human Resource Director to sign the required amendments and approve the amendment fees of \$375.

Finance Committee - Change in Funding Source – GRF Electrical Vehicles

MOVED to approve the change in funding source from Capital Funding to Reserve Funding of \$65,000 for the purchase of three (3), 2022 model-year Club Card Carryall 510 LSV electric utility vehicles that will be replacing three (3) existing electric vehicles, originally approved by the GRF Board of Directors on April 26, 2022.

Finance Committee - FINAL VOTE: Amend 40-5061-2, Fees

MOVED to amend 40-5061-2, Fees, as presented.

GRF Administration Committee - FINAL VOTE: Amend 30-5093-1, Authorized Resident Rules of Conduct

MOVED to amend 30-5093-1, Authorized Resident Rules of Conduct as presented.

Mutual Administration Committee - Amend Policy 50-6101-5, Planning Ahead for my Family

MOVED to amend 50-6101-5 Planning Ahead for My Family, updating document language throughout, as presented.

Physical Property Committee - Reserve Funding Request – Clubhouse Six-HVAC

MOVED to cancel the contract with County Heating and Air Inc, to replace the HVAC systems at Clubhouse Six second floor for the cost of \$229,321.

MOVED to award a contract to County Heating and Air conditioning for service of, Clubhouse Six second floor, heat pumps, at a cost not to exceed \$10,000, Reserve Funding and authorize the President to sign the contract.

Physical Property Committee - Reserve Funding Request – Trust Street Repairs

MOVED to award a contract to MJ Jurado for the Asphalt Resurfacing and Slurry work as called out in exhibit B, not to exceed \$2,640,303, Reserve Funding and authorize the President to sign the contract.

Physical Property Committee - Capital Funding Request – Pit Stop Facility - Electrical Outlets

MOVED award a contract to Ogan Construction, for adding three, 110v electrical outlets to the Pit Stop Facility at 1.8 acres, in the amount not to exceed \$7,018, Capital Funding and to authorize the President to sign the contract.

Physical Property Committee - Reserve Funding Request – Clubhouse One Pool Room Replacements

MOVED to award the following contracts for Clubhouse One upgrades to Custom Glass for doors and windows, \$20,275.00, Axxess Door for ADA access for one (1) storefront door, \$3,420.82, Service Maintenance, a work order in the amount of \$800 for material to repaint Clubhouse One Pool Room. The total project cost for the Clubhouse One Pool Room upgrade is not to exceed \$26,523.50, Reserve Funding and authorize the President to sign the needed contracts.

Physical Property Committee - Reserve Funding Request – Plotter Printer/Scanner

MOVED to approve the purchase and replace the current printer with One (1) new HP DesignJet T830 Large Format Multifunction Wireless Plotter Printer, with the optional spindle, in the amount of \$2,845.00, Reserve Funding.

Physical Property Committee - Approve Waste and Recycling Services Contract

MOVED to award a contract to Athens Service's to provide all services, called out in exhibit A, for the pickup and disposal of waste and recycling materials in the community at a cost not to exceed \$71,300.32 per month for all apartments and trust property along with a cost of \$651.13 per dump and return of the 40-yard roll off containers at 1.8-acres, funding from Operational Funding and authorize the President to sign the five year contract.

Recreation Committee - FINAL VOTE: Amend 70-2504-2, The Library Fees

MOVED to amend 70-2504-2, The Library Fees, as presented.

Security Bus & Traffic - Approve Donation for Wheelchair Lift for New Buses

MOVED to approve the acceptance of a donation, in an amount of \$19,968.44 from the Golden Age Foundation, to sponsor the cost of two (2) wheelchair lifts and associated equipment on two new Golden Rain Foundation Minibus Shuttles.

Recap of GRF Committees' Activity

May 2022

May 2, 2022, Recreation Committee

- CONCURRED by the Committee to forward Clubhouse One lights to the PPC Committee.
- MOVED by the Committee to approve the Golden Wind Zen Group Club.

May 5, 2022, Physical Properties Committee

- MOVED and recommended the GRF Board award a contract to County Heating & Air Conditioning Inc., and to make the needed repairs and upgrades to the existing HVAC system, in the amount not to exceed \$10,000, Reserve Funding, and authorize the President to sign the contract, pending review by the Finance Committee.
- MOVED and recommended the GRF Board cancel the previous contract with County Heating & Air Conditioning Inc., in the amount of \$252,253.
- CONCURRED by the Committee to dissolve the Charging Station Sub-Committee and the Woodshop Sub-Committee.
- MOVED and recommended the GRF Board award a five-year contract for the Waste and Recycling Contract bid to Athens Services, in the amount of \$71,300.32, for the first year, Operating Funding and authorize the President to sign the contract.
- MOVED and recommended the GRF approve the MJ Jurado contract for the Trust Street Repair in the amount of \$2,643,003, Reserve Funding, and authorize the President to sign the contract, pending review by the Finance Committee.
- MOVED and recommended the GRF Board to award a contract to Ogan Construction, for adding three (3) (110v) electrical outlets to the Pit Stop Facility, in the amount of \$6,380 with a 10% contingency, for a total cost not to exceed \$7,018, Reserve Funding, and authorize the President to sign the contract, pending review by the Finance Committee.
- MOVED and recommended the GRF Board award the following contracts for Clubhouse One upgrades: to Custom Glass for doors and windows, a cost not to exceed \$20,275 with a 10% contingency for a total cost of \$22,302.50, to Axxess Door for ADA access for one (1) new storefront door at the men's pool room, a cost not to exceed \$3,420.82 to Service Maintenance, to issue a work order in the amount of \$800 for material to repaint the Clubhouse One Pool Room. The total project cost for the Clubhouse One Pool Room upgrade is \$26,523.50, Reserve Funding and authorize the President to sign the contracts, pending review by the Finance Committee.

- MOVED and recommended the GRF Board approve the purchase of one (1) new HP DesignJet T830 Large Format Multifunction Wireless Plotter Printer, with the optional spindle, for a total cost of \$2,845, Reserve Funding, pending review by the Finance Committee.

May 5, 2022, GRF Administration Committee

- CONCURRED by the Committee will bring back the 300-1001-5 Glossary of Terms to the next scheduled meeting for the Committee to vote.
- CONCURRED by the Committee to bring back Training for Mutual Board Directors by Department Heads to the next scheduled meeting.
- CONCURRED by the Committee to bring back the Election Voting by Acclamation to the next scheduled meeting.

May 9, 2022, Mutual Administration Committee

- MOVED to recommend the GRF Board to accept 50-6101-5 Planning Ahead for My Family, as amended, pending a 28-day notification.
- CONCURRED by the Committee to “Discuss Identifying Thrift Stores to Donate Items” at the next Committee meeting and to refer topic to the Communications Committee.

May 11, 2022, Security, Bus and Traffic Committee

- MOVED and recommended the GRF Board accept the Golden Age Foundation donation in the amount of \$19,968.44 for two new wheelchair lifts.
- MOVED and recommended the GRF Board approve the Passport proposal in the amount of \$18,000 Capital Funding, pending review by the Finance Committee.
- MOVED to forward to the Physical Property Committee to investigate three 25 mph signs to place after each entrance at a convenient spot.
- MOVED to forward to the Recreation Committee to add a mutual numbered sticker to the RVs in the RV Lot.
- MOVED to forward to the Physical Property Committee to investigate the addition of sixteen K-Rail Barriers.
- CONCURRED by the Committee to let the Physical Property Committee handle the agenda topic, Northgate Traffic Flow.
- CONCURRED by the Committee to schedule a work study in the month of July for policy 80-55800-2, Entry Procedures.

May 12, 2022, Communications/IT Committee

- CONCURRED by the Committee to discuss the Employee Communications (DG) at the next scheduled Committee meeting
- CONCURRED by the Committee to discuss the Livestream Tech Issues at the next scheduled Committee meeting.
- CONCURRED by the Committee to discuss Cameras & Equipment in Conference Rooms at the next scheduled Committee meeting.
- CONCURRED by the Committee to discuss the GRF Building Electronic Temperature Units Replacements at the next scheduled Committee meeting.

May 13, 2022, Architectural Design and Review Committee

- CONCURRED by the Committee to review the Approved Plant List and Additional Plants for Consideration at the next scheduled meeting.
- CONCURRED by the Committee to take no action on the Perimeter Wall-Wire Sculpture agenda topic.
- MOVED to send the March proposal from J&J Landscaping to the July agenda for ADRC review and to separate the library and globe into two items.
- CONCURRED by the Committee to review the Clubhouse One Landscape agenda topic at the August meeting.
- CONCURRED by the Committee to review the Art Such as Sculptures on Trust Property at the next scheduled meeting.
- CONCURRED by the Committee moved not to approve the purchase of three planters and place them on El Dorado near the RV Lot wall.
- CONCURRED by the Committee moved to purchase two Bulova Round Wall Clocks for the total amount of \$423.18 from cost center 748.
- MOVED and recommended the GRF Board approve the area at the pool be drought-tolerant plants and rocks and remove any grass to save water and maintenance costs.
- CONCURRED by the Committee to instruct staff to get a cost from J&J Landscaping to plant areas at the swimming pool and send it to the Physical Property Committee meeting in August for approval.

May 16, 2022, Finance Committee

- MOVED to accept for audit and forward to the GRF Board the interim financial statements for period ending April 30, 2022, as presented by the Director of Finance and as reviewed by the Finance Committee. After further discussion, the Committee moved and recommended the GRF Board, amend the expenditure for the three (3) electrical vehicles, from Capital to Reserve funding.
- MOVED and recommended the GRF Board authorize the purchase of brokered CDs through US Bancorp totaling \$340,000 of capital funds, with terms ranging

from six (6) to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisor.

- MOVED to inform the Board that Capital Funds, in the amount of \$ of \$7,018, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed project, addition three (3) (110v) electrical outlets to the Pit Stop Facility at 1.8.
- MOVED to inform the Board that Reserve Funds, in the amount of \$26,523, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed upgrades to Clubhouse One pool room with the replacement of windows, exterior doors, and interior painting.
- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$10,000, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed contract, for repairs and upgrades to the existing HVAC system, upstairs in Clubhouse Six and to authorize the President to sign the needed contract.
- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$2,845, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed purchase of One (1) new HP DesignJet T830 Large Format Multifunction Wireless Plotter Printer, with the optional spindle.
- MOVED to inform the Board that the Board that the Finance Committee has determined: • Reserve Funds, in the amount not to exceed \$2,640,303, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed contract to MJ Jurado for the 2022 paving project and to authorize the President to sign the needed contract.

Financial Recap – April 2022

As of the four-month period ended April 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$484,849.

Major variances are:

| | | |
|--------------------------------|-----------|--|
| Wages, Taxes & Benefits | \$409,813 | Favorable: Wages \$251K; P/R Taxes \$28K; Workers' Comp \$26K; 401(k) ER Match \$22K; Group Ins \$83K; average FTE < budget by 18.4 FTEs |
| Employee Related Expenses | (70,069) | Unfavorable: Agency fees \$62K; Recruiting \$19K |
| Professional Fees | (23,661) | Unfavorable: System security monitoring |
| Facilities Maintenance | 53,858 | Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less. |
| Community Entertainment | 23,673 | Favorable: Community events deferred due to COVID-19 |
| Publication Printing | 28,884 | Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts. |
| Property & Liability Insurance | 32,475 | Favorable: Actual premiums less than budgeted |
| Renal Income | 25,524 | Favorable: Resales office sales exceed budget |
| News Advertising | 21,250 | Favorable: Display ads greater than budgeted |
| SRO Labor Cost Recovery | (77,562) | Unfavorable: Less billable hours than budgeted |

| | Fund Balance | Allocated For Current Projects | Allocated For Future Projects | For details, see page |
|------------------------|-------------------------|---|--|----------------------------------|
| Reserve Funds | | | | |
| Repairs & Replacements | \$12,496,837 | \$1,245,447 | \$11,251,390 | 7 |

| | Fund Balance | Allocated Funds | Unallocated Funds | For details, see page |
|----------------------|-------------------------|----------------------------|------------------------------|----------------------------------|
| Capital Funds | | | | |
| Capital Improvements | \$2,745,191 | \$711,709 | \$2,033,482 | 8 |

Total year-to-date approved unbudgeted operating expenses are \$393,367.



TV & Internet Services

www.interactsolutions.net/lwsb/faq

Leisure World
Seal Beach, CA

PRICES AND SERVICES STAY WITHIN THE LEISURE WORLD WALLS

TV - Get it the way you want

Connect up to 5 devices with the Interact App

Channel packages start at \$28.99

Up to 177 Live TV Channels, Record 100hr DVR, Live Pause, Start Over, 72hr catch up, 200,000hr Video on Demand, Remote Customer Care, Channel Guide with Intuitive Navigation.

1. With Interact Box & Remote. \$99 or \$5/24mo
2. With your streaming device.
(FireTV, AppleTV, Android device, & others)
3. With most SmartTV models.

4. Use your streaming device on the Internet.
But get no Interact App features and benefits.

Internet – Get it everywhere

Packages start at \$37.99/mo

Fastest nextgen WiFi 6 in every LW building.
Fast WiFi service in every room of your unit.
Your own secure private network on the
Leisure World-wide WiFi Network.
Up to 1 Gbps Wireless connection to devices.
Optional wired Ethernet connection.

Make cell phone calls over WiFi everywhere
in your unit & fix that bad cell service.
Optional internet based land line phone.

Get TV on Internet streaming devices:
Sling TV, Hulu, DirecTV Stream, & others.
You pay their fees instead.

TV Channel Packages

(All include Free Showtime)

| | | |
|---------------|--------------|---------|
| Basic Pack | 149 Channels | \$28.99 |
| Basic+ Pack | 156 Channels | \$34.99 |
| Expanded Pack | 177 Channels | \$49.99 |

All include custom community-content channels

Special Add-on Packages

| | | |
|-------------------|-------------|---------|
| Sports Pack | 23 Channels | \$12.99 |
| Premium – Starz | 16 Channels | \$13.99 |
| Premium - HBO/MAX | 15 Channels | \$19.99 |

No router fee, set-top box fee, or DVR fee.
No hidden fees or multiple utility taxes.

Internet Packages

| | |
|-------------------------|---------|
| 100Mbps up/100Mbps down | \$37.99 |
| 500Mbps up/500Mbps down | \$57.99 |
| 1Gbps up/1Gbps down | \$82.99 |

WiFi 6 is 40% faster than WiFi 5

Connect free to any device: Life Alert
neckless, Alexa, home security devices,
thermostats, home entertainment systems,
cameras, smart toaster or refrigerator.

Best Buy Geek Squad will do start-up training and follow-up. You will be billed directly, not by GRF.
Term of Services is 7 Years. Don't buy into 12 month bait & switch counter offers from your current TV provider.
4,626 Residences must sign up to qualify for lowest bulk rate. Planned services start in November 2022
Do the math, add up your current channel package, router, DVR, HD & Internet fees & taxes. You'll save big \$\$\$.
Get a call back when service is ready at <https://www.interactsolutions.net/lwsb/faq> or call (888) 988-4123