

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
August 24, 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 08/23/2022, 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
Victor Rocha, Security Service Director
Ryan Quental, Building Inspector
Josh Monroy, Portfolio Specialist
Nancy Duarte, Recording Secretary

5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of July 27, 2022**
 - b. **Special Meeting Minutes of August 9, 2022 (p.3)**
6. GRF REPRESENTATIVE Carol Levine
7. Guest Speaker Victor Rocha
 - a. Presentation of Coroner Seals
8. BUILDING INSPECTOR'S REPORT Ryan Quental

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

 - a. Discuss trees walk
 - b. Discuss water conservation
9. CONSENT CALENDAR Michael Giles
 - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.6)

10. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
- a. Approval of Mutual Monthly Finances (p.7)
 - b. Discuss and vote to approve the purchase of brokered CDs (p.8)

11. SECRETARY/ CORRESPONDENCE Elissa Viglietta

12. **NEW BUSINESS**

- a. Discuss and vote to approve Service Maintenance to exercise M10 Kennedy Valves (p.9)
- b. Discuss and vote to authorize Mutual Attorney to provide Rule for Shareholders Rules of Conduct (pp.10)
- c. Discuss and vote to authorize Mutual Attorney to provide Rule for Signs (p.11)
- d. Discuss and vote to cancel and reschedule November's Monthly Board Meeting (p.12)
- e. Discuss patio screen door/ "storm door" regulations

STAFF BREAK BY 11:00 a.m.

13. PORTFOLIO SPECIALIST REPORT Josh Monroy

14. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **NEXT REGULAR MONTHLY MEETING: Wednesday, September 28, 2022, 9:00 a.m. Location: Administration, Conference Room A and via Zoom Video and Call Conference Meeting**
- b. **President's Council Meeting: Thursday, September 1, 2022, at 9:00 a.m. Location: Clubhouse 4 and Livestream on Leisure World website**

15. COMMITTEE REPORTS

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

16. DIRECTORS' COMMENTS

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.