

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
November 30, 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 11/29/2022, 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, Assistant Portfolio Specialist

5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of October 26, 2022**
 - b. **Special Meeting Minutes of November 7, 2022 (p.3)**
 - c. **Special Meeting Minutes of November 15, 2022 (p.4)**

6. GRF REPRESENTATIVE Carol Levine

7. 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 J & J Landscaping proposal for cart pad at unit 256-J (pp. 7-9)
 - b. Discuss and vote to approve discontinuing mosquito bait station program (p.10)

8. CONSENT CALENDAR Michael Giles
 - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.11)

9. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles

- a. Approval of Mutual Monthly Finances (p.12)

10. SECRETARY/ CORRESPONDENCE

Elissa Viglietta

11. **UNFINISHED BUSINESS**

- a. Discuss and vote to ratify rescinding Policy 7554 Interview of Applicants for Qualified Permanent Residency/Co-Occupancy (pp.13-14)

12. **NEW BUSINESS**

- a. Discuss and vote to approve Electrical Panel Plan (p.15)
- b. Discuss building captains and distribution of meeting minutes
- c. Discuss on trash disposal and composting bins
- d. Discuss TV, Internet and landline provider options

STAFF BREAK BY 11:00 a.m.

13. PORTFOLIO SPECIALIST REPORT

Josh Monroy

14. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **NEXT REGULAR MONTHLY MEETING: Wednesday, December 28, 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

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.