

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
December 28, 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 12/27/2022, 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
Ripa Barua, Portfolio Specialist
Nancy Duarte, Assistant Portfolio Specialist

5. APPROVAL OF MINUTES
 - a. **Regular Meeting Minutes of November 30, 2022**
 - b. **Special Meeting Minutes of December 07, 2022 (p.3)**
 - c. **Special Meeting Minutes of December 13, 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)
8. CONSENT CALENDAR Michael Giles
 - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.7)
9. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
 - a. Approval of Mutual Monthly Finances (p.8)
10. SECRETARY/ CORRESPONDENCE Elissa Viglietta

STAFF BREAK BY 11:00 a.m.

11. **NEW BUSINESS**

- a. Update on Mutual 10 Rules and Regulations

12. PORTFOLIO SPECIALIST REPORT

Ripa Barua

13. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **NEXT REGULAR MONTHLY MEETING: Wednesday, January 25, 2023, 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

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.