

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
October 26, 2022**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, October 26, 2022, at 9:00 a.m. Conference Room A and via Zoom Video and Call Conference Meeting.

SHAREHOLDER COMMENTS

Several shareholders made comments.

ROLL CALL

Present: President Arlart, Vice President Cummings, Secretary Viglietta (arrived at 9:04 a.m.), Chief Financial Officer Giles, and Director Sims

GRF Rep: Ms. Levine, GRF Representative

Guest: Four Mutual Ten Shareholders (via zoom)
Five Mutual Ten Shareholders (in-person)

Staff: Mr. Quental, Building Inspector (via zoom)
Mr. Monroy, Portfolio Specialist
Ms. Duarte, Assistant Portfolio Specialist

APPROVAL OF MINUTES

The Regular Board Meeting Minutes of September 28, 2022, were approved by general consent of the Board as printed and distributed.

The Special Board Meeting Minutes of October 12, 2022, were approved by general consent of the Board as printed and distributed.

GRF REPRESENTATIVES' REPORT

GRF Representative Levine provided a verbal report.

Following questions, Ms. Levine left the meeting at adjournment at 10:40 a.m.

BUILDING INSPECTOR'S REPORT

Building Inspector Quental presented his report (attached).

Following questions, Building Inspector Quental left the meeting at 9:33 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>
09/15/2022	\$10,190.00	Invoice# multiple Check# 11159 Payee: J & J Landscaping
09/22/2022	\$31,500.00	Transfer from US Bank Checking to US Bank Restricted Money Mkt.
09/26/2022	\$16,318.26	Invoice# 31198B Check# 11166 Payee: Roofing Std. & ABC Supply
10/05/2022	\$139,516.89	Transfer from ACH-Direct Debit from multiple shareholders to US Bank Checking
10/05/2022	\$60,713.85	Transfer from US Bank Checking to GRF – US Bank Checking
10/06/2022	\$55,170.84	Transfer from US Bank Checking to US Bank Impound (Property Taxes)
10/07/2022	\$12,500.00	Invoice# sale of 260A Check# 042391 Payor: Castlehead, Inc. Escrows
10/11/2022	\$150,000.00	Transfer from US Bank Non-Restricted Money Mkt. to US Bank Checking
10/11/2022	\$133,932.49	Transfer from US Bank Restricted Money Mkt. to US Bank Non-Restricted Money Mkt.
10/11/2022	\$114,566.04	Invoice# multiple Check# 11165 Payee: Roofing Standard

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 September 2022.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary Viglietta received no correspondence.

UNFINISHED BUSINESS

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

RESOLVED to ratify the proposed rule change by adopting Rule 10-7537-1 Shareholder Rules of Conduct; the 28-day posting requirement has been met.

The MOTION passed with 3 “yes” votes and 2 “no” votes.

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

RESOLVED to ratify the proposed rule change adopting Rule 10-7538-1 Sign Regulation; the 28-day posting requirement has been met.

The MOTION passed unanimously.

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

RESOLVED to ratify the proposed rule change adopting Rule 10-7541-1 Co-Occupants, Qualified Permanent Residents and Permitted Health Care Resident; the 28-day posting requirement has been met.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Vice President Cummings and seconded by Secretary Viglietta, it was

RESOLVED to ratify the proposed policy change by amending the Policies to change “Caregiver(s)” to “Permitted Health Care Resident(s)” Policy 7557.10 – Permitted Health Care Resident; the 28-day posting requirement has been met.

The MOTION passed unanimously.

NEW BUSINESS

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 Roseman Law, APC to draft a collections rule for Mutual 10.

The MOTION passed with 3 “yes” votes, 1 “no” vote and 1 “abstention” vote.

Following a discussion and upon a MOTION duly made by President Arlart and seconded by Secretary Viglietta, it was

RESOLVED to approve having the Seal Beach Mutual No. Ten Annual Election on May 16, 2023 the third Tuesday in May at 10:00 a.m.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Vice President Cummings and seconded by Secretary Viglietta, it was

RESOLVED to ratify resolution dated September 28, 2022 *“RESOLVED to approve Interact Solutions – “Master Bulk Services Agreement” pending review and approval by Mutual Ten attorney and authorize the President to sign the necessary document.”*

The MOTION passed unanimously.

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

RESOLVED to rescind Policy 7554 - Interview of Applicants for Qualified Permanent Residency/Co-Occupancy a preliminary basis until the 28 -day posting period has been completed. The policies will be ratified at the next scheduled meeting following review of any shareholder comment received.

The MOTION passed unanimously.

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

RESOLVED to propose a procedure change adopting 10-7554-3- Orientation of Applicants for Qualified Permanent Resident and Co-Occupant as written.

The MOTION passed unanimously.

PORTFOLIO SPECIALIST REPORT

Portfolio Specialist Monroy presented his report (attached).

ANNOUNCEMENTS

**President’s Council Meeting: Thursday, November 3, 2022, at 9:00 a.m.
Location: Clubhouse 4 and Livestream on Leisure World website**

NEXT REGULAR MONTHLY BOARD MEETING: Wednesday, November 30, 2022, 9:00 a.m., Location: Conference Room, A and via Zoom Video and Call Conference Meeting

COMMITTEE REPORT

Physical Property Committee

Ms. Cummings presented her report (attached).

Landscape Committee

Ms. Cummings presented her report (attached).

Director's Comments

Several Directors made comments.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 10:40 a.m. and announced that there would be an executive session following to discuss member issues.

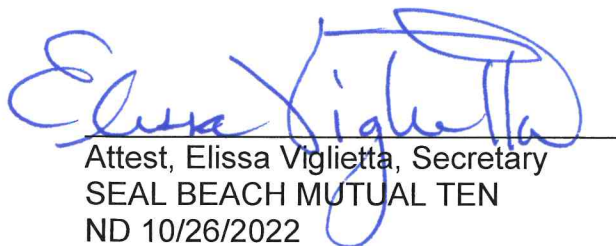
EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on October 26, 2022, at 10:58 a.m., and took the following actions:

The Board approved Executive Meeting Minutes of September 28, 2022 and Special Executive Meeting Minutes of October 12, 2022, as presented.

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

President Arlart adjourned the meeting at 12:00 p.m.


Attest, Elissa Viglietta, Secretary
SEAL BEACH MUTUAL TEN
ND 10/26/2022

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 OCTOBER 26, 2022**

The Regular Board Meeting Minutes of September 28, 2022, were approved by general consent of the Board as printed and distributed.

The Special Board Meeting Minutes of October 12, 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>
09/15/2022	\$10,190.00	Invoice# multiple Check# 11159 Payee: J & J Landscaping
09/22/2022	\$31,500.00	Transfer from US Bank Checking to US Bank Restricted Money Mkt.
09/26/2022	\$16,318.26	Invoice# 31198B Check# 11166 Payee: Roofing Std. & ABC Supply
10/05/2022	\$139,516.89	Transfer from ACH-Direct Debit from multiple shareholders to US Bank Checking
10/05/2022	\$60,713.85	Transfer from US Bank Checking to GRF – US Bank Checking
10/06/2022	\$55,170.84	Transfer from US Bank Checking to US Bank Impound (Property Taxes)
10/07/2022	\$12,500.00	Invoice# sale of 260A Check# 042391 Payor: Castlehead, Inc. Escrows
10/11/2022	\$150,000.00	Transfer from US Bank Non-Restricted Money Mkt. to US Bank Checking
10/11/2022	\$133,932.49	Transfer from US Bank Restricted Money Mkt. to US Bank Non-Restricted Money Mkt.
10/11/2022	\$114,566.04	Invoice# multiple Check# 11165 Payee: Roofing Standard

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 September 2022.

RESOLVED to ratify the proposed rule change by adopting Rule 10-7537-1 Shareholder Rules of Conduct; the 28-day posting requirement has been met.

RESOLVED to ratify the proposed rule change adopting Rule 10-7538-1 Sign Regulation; the 28-day posting requirement has been met.

RESOLVED to ratify the proposed rule change adopting Rule 10-7541-1 Co-Occupants, Qualified Permanent Residents and Permitted Health Care Resident; the 28-day posting requirement has been met.

RESOLVED to ratify the proposed policy change by amending the Policies to change "Caregiver(s)" to "Permitted Health Care Resident(s)" Policy 7557.10 – Permitted Health Care Resident; the 28-day posting requirement has been met.

RESOLVED to authorize Roseman Law, APC to draft a collections rule for Mutual 10.

RESOLVED to approve having the Seal Beach Mutual No. Ten Annual Election on May 16, 2023 the third Tuesday in May at 10:00 a.m.

RESOLVED to ratify resolution dated September 28, 2022 "RESOLVED to approve Interact Solutions – "Master Bulk Services Agreement" pending review and approval by Mutual Ten attorney and authorize the President to sign the necessary document."

RESOLVED to rescind Policy 7554 - Interview of Applicants for Qualified Permanent Residency/Co-Occupancy a preliminary basis until the 28 -day posting period has been completed. The policies will be ratified at the next scheduled meeting following review of any shareholder comment received.

RESOLVED to propose a procedure change adopting 10-7554-3- Orientation of Applicants for Qualified Permanent Resident and Co-Occupant as written.

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
OCTOBER 12, 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 Wednesday, October 12, 2022, at 2:30 p.m. via Zoom.

ROLL CALL:

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

Staff: Building Inspector Quental

SHAREHOLDER COMMENTS

Comment made.

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

BUILDING INSPECTOR'S REPORT

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

PHYSICAL PROPERTY CHAIR REPORT

Vice President Cummings presented verbal report.

LANDSCAPE REPORT

Discussion on Tree Mapping Project.

Discussion on tree removed from greenway side of 260L.

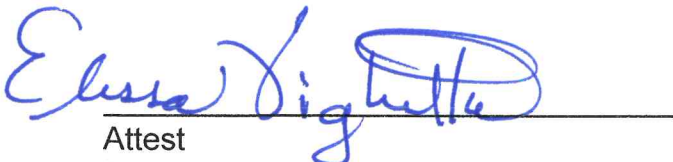
Discussion on sprinkler valve areas.

SERVICE MAINTENANCE CALL REQUESTS

Discussion on Service Maintenance call requests.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 3:21 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: 10/12/2022

MONTHLY MUTUAL INSPECTOR REPORT

MUTUAL: (10) TEN

DATE: OCTOBER

INSPECTOR: RYAN QUENTAL

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	FINISH DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
238-F	WASHER/DRYER	BOTH	10/18/22	12/31/22	NONE		ACE MAINTENANCE
239-B	FLOORING	GRF	09/10/22	10/30/22	NONE	FINAL 10/5/22	KARYS CARPET
240-A	HVAC	BOTH	08/08/22	11/08/22	NONE	FINAL 10/11/22	GREENWOOD
240-L	WASHER/DRYER	BOTH	04/12/22	08/31/22	NONE	M.E.P 5/5/22	BA CONSTRUCTION
240-L	WINDOWS	BOTH	09/20/22	10/27/22	NONE	FINAL 10/5/22 (Not Ready)	SWENMAN
243-E	REMODEL	BOTH	04/15/22	08/31/22	YES	LATH 8/29/22	BA CONSTRUCTION
244-H	HVAC	BOTH	09/03/22	12/03/22	NONE	FINAL 10/12/22	GREENWOOD
245-D	BATH FAN/LIGHTING	BOTH	10/03/22	10/28/22	NONE		OGAN
248-C	BATH REMODEL	BOTH	09/26/22	11/01/22	NONE	M.E.P 10/4/22	OGAN
248-D	ELECTRICAL	BOTH	07/28/22	08/30/22	NONE		JC KRESS
254-D	HVAC	BOTH	10/03/22	01/03/22	NONE		GREENWOOD
256-J	HVAC	BOTH	10/19/22	11/09/23	NONE		GREENWOOD
258-B	REMODEL	BOTH	08/01/22	10/31/22	NONE	WINDOWS 9/29/22	ROBERTS CONSTRUCTION
258-I	WINDOWS	BOTH	12/06/22	02/24/23	NONE		MARCO CONSTRUCTION
260-A	HVAC	BOTH	08/08/22	11/08/22	NONE	FINAL 10/12/22	GREENWOOD
260-A	FLOORING	GRF	10/03/22	11/30/22	NONE	FINAL 10/11/22	B & B CARPET

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FINAL	FCOEI	ROF	ACTIVE	CLOSING	CLOSED
243-B		09/15/22					5	0	28
243-K		08/26/22							
248-I		07/19/22							
249-G		08/12/22	08/12/22	08/31/22	09/13/22	10/05/22			
250-C		06/13/22							
257-A		10/13/22							
258-H		07/26/22	08/16/22	08/19/22	08/31/22	10/03/22			
258-I		06/30/22	08/29/22	08/29/22	09/08/22	10/03/22			

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 12/1/22 - 11/30/23	Mutual Gardening, Irrigation and Lawns - On Going.
Empire Pipe Cleaning 12/31/23	Cleaning Sewer Main.
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 (Complete)

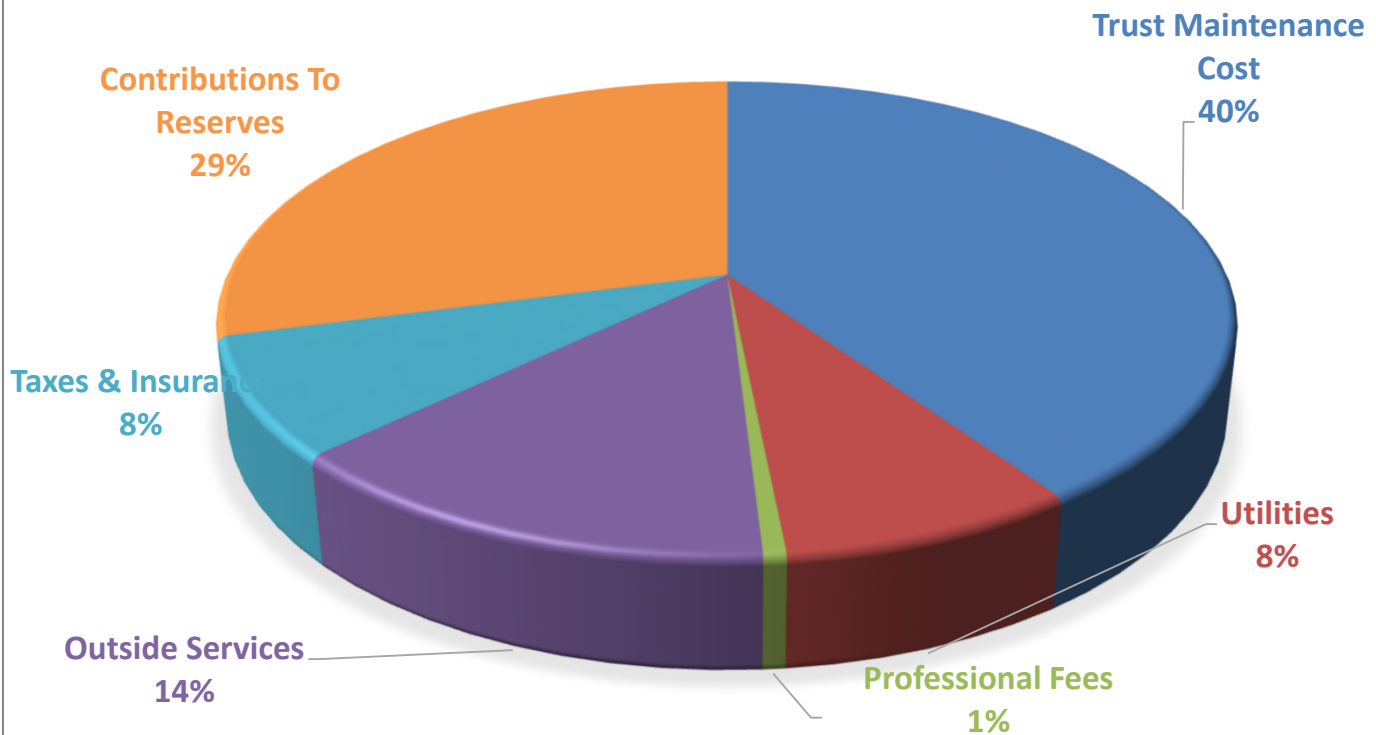
MONTHLY MUTUAL INSPECTOR REPORT

MUTUAL: **(10) TEN** DATE: **OCTOBER** INSPECTOR: **RYAN QUENTAL**

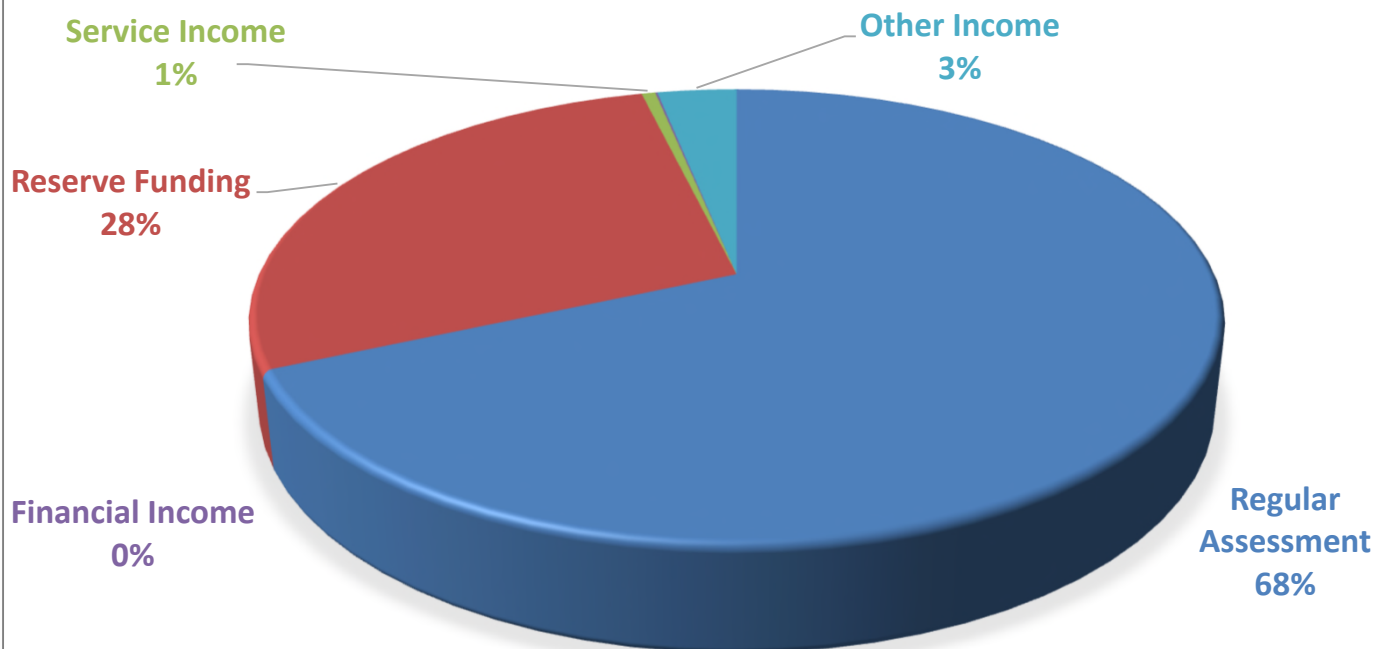
SHAREHOLDER & MUTUAL REQUESTS

248G	Downspout color visit.	Re-Roofing Project: Complete
249J	Fridge pick up request.	
253I	Garbage disposal issue.	J & J Landscape - Mutual Work:
250G	Sink stoppage call.	Tree Trimming (Complete)
248B	Kitchen pantry paint issue.	Root Barriers (Complete)
248D	Skylight rubber seal.	Gutter Cleaning (Complete)
250C	Hose Bibb Repair.	

ACTUAL ALLOCATION OF OPERATING EXPENSES AND RESERVE CONTRIBUTIONS



ACTUAL ALLOCATION OF ASSESSMENTS AND INCOME



CFO Report - Mutual 10
September 30, 2022

Account Description	\$ Variance	% Variance	Explanation
Total Operating Income	\$ 21,430	110.1%	Total Operating Income ended year to date 9/30/2022 better than planned, primarily in inspection fees, due to more units sold than planned and buyer's premium income not included in the original budget.
Utilities	\$ 4,361	5.5%	Utilities are over the plan in all areas, Electricity (\$1,263), Water (\$2,222), and Trash (\$876).
Professional Fees	\$ (7,021)	-52.4%	Professional Fees are under the plan in Legal Fees of \$7,062. As mentioned in past months, this surplus will be closer to the budget when the Mutual is billed for work in process.
Outside Services	\$ (25,259)	-15.1%	Outside Services ended year to date 9/30/2022 better than plan in all areas except Pest Control (\$1,005) over plan due to annual premium paid at the first of the year, and will be corrected by year-end. Painting is over plan (\$1,638) because there are more problems than planned. As in the past months, Landscaping areas are better than planned, which will be corrected when the trees are trimmed.
Taxes & Insurance	\$ 11,491	16.1%	Taxes and Insurance ended 9/30/2022 over plan. Insurance over plan is due to an accounting procedure and will correct by year end.
Excess Inc. / (Exp) After Off-Bdgt Items	\$ 46,975	0.0%	

**SEAL BEACH MUTUAL NO. 10
FINANCIAL STATEMENTS RECAP
For the 9 months ending September 30, 2022**

September			Account	YTD		
Actual	Budget	Variance		Actual	Budget	Variance
82,130	82,129	0.0%	Regular Assessment	739,170	739,161	0.0%
33,478	33,478	0.0%	Reserve Funding	301,303	301,302	0.0%
115,608	115,607	0.0%	Total Regular Assessment	1,040,473	1,040,463	0.0%
639	800	-20.1%	Service Income	5,917	7,200	-17.8%
618	14	4314.3%	Financial Income	884	126	601.6%
2,894	1,349	114.5%	Other Income	34,095	12,140	180.8%
4,151	2,163	91.9%	Total Operating Income	40,896	19,466	110.1%
\$ 119,759	\$ 117,770	1.7%	Total Mutual Income	\$ 1,081,369	\$ 1,059,929	2.0%
47,480	47,480	0.0%	Trust Maintenance Cost	418,193	427,320	-2.1%
9,423	8,732	7.9%	Utilities	82,949	78,588	5.5%
211	1,488	-85.8%	Professional Fees	6,371	13,392	-52.4%
12,491	18,639	-33.0%	Outside Services	142,492	167,751	-15.1%
9,380	7,955	17.9%	Taxes & Insurance	83,086	71,595	16.1%
33,478	33,478	0.0%	Contributions To Reserves	301,303	301,302	0.0%
\$ 112,463	\$ 117,772	-4.5%	Operating Expenses Before Off-Budget	\$ 1,034,394	\$ 1,059,948	-2.4%
\$ 7,296	-		Excess Inc. / (Exp) After Off-Bdgt Items	\$ 46,975	-	
			Depreciation (Off-Budget Item)			
			Excess Inc. / (Exp) After Off-Bdgt Items	\$ 46,975	\$ -	
			Restricted Reserve			
1,004			Appliance Reserve	14,218		
1,305			Painting Reserve	26,598		
17,179			Roofing Reserve	669,910		
-			Emergency Reserve	47,734		
8,746			Infrastructure Reserve	335,768		
-						
\$ 28,234			Total Restricted Reserve	\$ 1,094,228		

Physical Property Report – October 26, 2022

Landscaping: Our trees have been trimmed, some root barriers have been installed to prevent root damage to our foundations, and the gutters have been cleaned. We had to remove one tree near 260 L due to rot in the core. There was a danger that it might fall in a storm. No new trees will be planted this year due to the short water supply. Mowing will be every other Thursday starting in November.

Please limit the watering your flower beds to after 6 pm in the evening or before 6 am in the morning and use care to keep the water off the grass and any paved areas. The water restriction policy also states that all garden hoses must have a nozzle to control the spray.

Organic Waste: You are all probably aware that there will be an additional trash can added to each trash collection area. The can will be smaller than our regular cans and black. It is to be used for “organic waste”, that is any food you eat, cuttings from your garden (no cactus) and paper (no plastic covered paper) that has food waste on it (like a pizza box). The food scraps can be in a clear plastic bag. These cans will be picked up only once a week. This is a State mandated change to reduce the amount of material going into dumps. The organic waste will be used to create organic soil. Please help us comply!

Esther Cummings

SEAL BEACH MUTUAL NO. TEN

OPERATING RULE CHANGE

SHAREHOLDER RULES OF CONDUCT

The Board of Directors of Seal Beach Mutual No. Ten hereby amends the operating rules of Seal Beach Mutual No. Ten by adopting Policy 10-7537-1 Shareholder Rules of Conduct, as follows:

MUTUAL OPERATIONS

10-7537-1

RESIDENT REGULATIONS

Shareholder Rules of Conduct

Section 1 – Rules of Conduct

Seal Beach Mutual No. Ten (“Mutual”) Shareholders are responsible for the actions of those associate with their properties, including the following: Qualified Permanent Residents, Co-Occupants, Renters/Lessees, Permitted Health Care Residents, and/or visitors. This Policy shall apply to all Shareholders and all the foregoing categories of associated individuals.

Interactions with others within the Mutual must be respectful and non-abusive (verbally or physically). The following behaviors are prohibited: (i) verbal abuse, physical violence, and implied or actual threats of violence; (ii) personal insults and yelling; (iii) any form of discrimination; (iv) stalking and/or harassment; (v) assault or intimidation; (vi) disruptive behavior or personal attacks during Mutual meetings; (vii) creation of a hostile work environment for GRF staff or Mutual contractors; (viii) willful damage to or theft of Mutual property; and (ix) and conduct which violates the Mutual governing documents. The foregoing is not a comprehensive list, and the Board shall have discretion to determine whether any behavior considered disrespectful or harassing shall be a violation of this Policy.

Section 2 – Noncompliance

Noncompliance with this Policy will result in penalty. See Policy 10-7585-1 Governing Document Compliance Corrective Measures and Fines. Repeat offenders may be subject to legal action. For offenses that are in violation of City, State, or Federal laws, the appropriate authorities may be contacted.

Section 3 – Notification of Violation and Right to Hearing

See Policy 10-7585-1 Governing Document Compliance Corrective Measures and Fines.

Document History

26 October 2022

SEAL BEACH MUTUAL NO. TEN

OPERATING RULE CHANGE SIGN REGULATIONS

The Board of Directors of Seal Beach Mutual No. Ten hereby amends the operating rules of Seal Beach Mutual No. Ten by adopting Policy 10-7538-1 Sign Regulations, as follows:

MUTUAL OPERATIONS

10-7538-1

RESIDENT REGULATIONS

Sign Regulations

Section 1 – Commercial Signs.

Commercial signs are prohibited in the Mutual, except a Shareholder is permitted to display one (1) “for sale” sign, advertising their Unit for sale, inside a window, as long as the sign has a white background, black or blue lettering, and does not exceed fifteen inches (15”) by eighteen inches (18”) in size.

Section 2 – Noncommercial Signs.

Noncommercial signs, posters, flags, or banners which meet the below requirements may be displayed as follows: (a) from the inside of a Unit window; or (b) from a Unit porch, provided that (i) the display does not block or impede ingress or egress via any designed accessway to the Unit, and (ii) the display is not attached to any Mutual property, including to the exterior walls of the building.

A noncommercial sign, poster, flag, or banner may be made of paper, cardboard, cloth, plastic, or fabric, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other building, landscaping, or decorative component, including the painting of architectural surfaces.

Noncommercial signs or posters may not be larger than nine (9) square feet in size and noncommercial flags or banners may not be larger than fifteen (15) square feet in size.

Notwithstanding the foregoing, display of noncommercial signs, posters, flags, or banners may be restricted or prohibited as required for the protection of public health or safety, or if the posting would violate a local, state, or federal law.

Section 3 – Flags

Noncommercial flags meeting the requirements set forth above may also be displayed from flag poles attached to the building exterior so long as the flagpole is attached via standard flagpole bracket and the display does not (i) exceed the

boundaries of the permitted flowerbed area, or (ii) unreasonably interfere with maintenance of the flowerbed area by the Mutual's landscapers.

Freestanding flagpoles shall not fall under this Policy but shall be permitted pursuant to Policy 7572.10 Flag Poles and Policy 7572 R Flag Poles Regulations.

Section 4 – Noncompliance

Noncompliance with this Policy will result in penalty. See Policy 10-7585-1 Governing Document Compliance Corrective Measures and Fines. Repeat offenders may be subject to legal action. For offenses that are in violation of City, State, or Federal laws, the appropriate authorities may be contacted.

Section 5 – Notification of Violation and Right to Hearing

See Policy 10-7585-1 Governing Document Compliance Corrective Measures and Fines.

Document History

26 October 2022

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Co-Occupants, Qualified Permanent Residents and Permitted Health Care Resident**

The community facilities of the Golden Rain Foundation are maintained for the use of members of Leisure World Seal Beach with the following exceptions:

1. Co-Occupants

- a. Senior citizens, as defined in California Civil Code Section 51.3 (b)(1), who are not members but are approved by the Mutuels to reside with a stockholder, shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061-31. (Forms 9001 and 9002)
- b. In order to comply with section 51.3 of the California Civil Code, the following classes of citizens may reside in Leisure World Seal Beach.
 - i.) Is 55 years of age or older
 - ii.) Has completed the Co-Occupant Application
 - iii.) Has written authorization from the Mutual President, or any Mutual Officer so designated by the Mutual President, to reside in the dwelling unit.
 - iv.) Has paid the required Amenities Fee to the Golden Rain Foundation

2. Qualified Permanent Residents

- a. Persons who are not senior citizens as defined in California Civil Code Section 51.3(b)(1), who can present proof that they are eligible to be classified as Qualified Permanent Residents under California Civil Code Section 51.3(b)(2), shall be entitled to use all of the community facilities upon payment of a fee equal to the Amenities Fee listed in Policy 5061-31. (Forms 9003 and 9004)

3. Permitted Health Care Resident

- a. Permitted health care residents, as defined in California Civil Code Section 51.3(B)(7), shall be required to obtain a Permitted Health Care Resident Pass and are not entitled to use any of the community facilities. The administration shall furnish each Mutual a monthly report of those health care providers residing in the Mutual.

Document History

Adopted: 26 October 2022

Keywords: Mutual Ten

Permitted Health Care Resident

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Permitted Health Care Residents – Mutual Ten Only****1. Licensing Requirements**

- a. In order to work as a Permitted Health Care Resident in Mutual Ten, Permitted Health Care Resident should have a valid Seal Beach Business License or work for an agency with a valid Seal Beach Business License, per Seal Beach City Ordinance 1435.

Exemption: A family member (of a shareholder) who is acting in the capacity of a Permitted Health Care Resident is exempt from possessing a business license, but must apply and receive a Permitted Health Care Resident's pass and badge.

- b. A Permitted Health Care Resident working in Leisure World must have a valid driver's license if driving a vehicle into Leisure World.

2. Pass and Badge Requirements

- a. All Permitted Health Care Residents, whether working as a family member, as an individual, or through an agency, must apply and receive a Permitted Health Care Resident's pass and clear badge holder through the Golden Rain Foundation Stock Transfer Office.

- 1) The pass must be renewed every six months.
- 2) The pass must be worn in clear sight at all times.
- 3) Passes or badge holders may not be transferred or lent to anyone.

3. Use of Laundry Facilities

- a. Part-time Permitted Health Care Residents may use laundry facilities for shareholder's laundry only.
- b. Permitted Health Care Residents who are 24-hour live-ins may use washers and dryers for their personal use, but may not use the washers and dryers for other family members or friends.
- c. Washers and dryers are to be cleaned after every use.
- d. Only two washers and dryers may be used at a time.

(Oct 22)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****Permitted Health Care Residents – Mutual Ten Only**

- e. Washed items are not allowed to be hung on patios.
- f. Part-time Permitted Health Care Residents who use Mutual laundry facilities for their personal or family use will be permanently barred from Leisure World.

4. General Requirements

- a. Permitted Health Care Resident must cease any noise that could be considered disruptive after 10 p.m., i.e., no loud televisions, radios, or talking, so as not to disturb the quiet enjoyment of neighbors.
- b. Permitted Health Care Residents are not allowed to bring family members or friends to the apartment.
- c. Permitted Health Care Residents are not allowed to bring pets into Leisure World.
- d. Permitted Health Care Residents are not allowed to use community facilities or personal use.

5. Parking Regulations

- a. If shareholder does not have a vehicle, Permitted Health Care Resident may use the carport space for their own vehicle after obtaining a temporary parking pass through the Stock Transfer Office.
 - 1) The temporary parking pass must be clearly displayed on dashboard of Permitted Health Care Resident's vehicle at all times.

MUTUAL ADOPTION

TEN: 26 Jun 01

AMENDMENTS

28 Jan 09

26 Oct 22

(Oct 22)

MUTUAL OPERATIONS**RESIDENT REGULATIONS****RESCIND****Interview of Applicants for Qualified Permanent Residency/Co-Occupancy**

~~WHEREAS, it is the intent of this Corporation to clarify occupant entry information and explain the duties, obligations and rights to an applicant applying for qualified permanent residency/co-occupancy,~~

~~— BE IT HEREBY RESOLVED, that the Mutual will interview all applicants for qualified permanent residency/co-occupancy.~~

MUTUAL ADOPTION**AMENDMENTS**

ONE:	03-24-94	
TWO:	03-17-94	
THREE:	03-08-94	
FOUR:	03-07-94	
FIVE:	03-16-94	
SIX:	03-22-94	
SEVEN:	03-18-94	
EIGHT:	03-28-94	
NINE:	03-14-94	09-09-13 (See Policy 7554.9)
TEN:	03-23-94	
ELEVEN:	03-17-94	
TWELVE:	03-10-94	
FOURTEEN:	04-22-94	
FIFTEEN:	03-21-94	
SIXTEEN:	03-21-94	
SEVENTEEN:	04-05-94	

(Apr 94)

MUTUAL OPERATIONS

RESIDENT REGULATIONS

Orientation of Applicants for Qualified Permanent Resident and Co-Occupant

WHEREAS, it is the intent of this Corporation to clarify occupant entry information and explain the duties, obligations and rights to an applicant applying for qualified permanent resident and co-occupant,

BE IT HEREBY RESOLVED, that the Mutual will conduct orientations for all applicants for qualified permanent resident and co-occupant.

Document History

Adopted: 30 November 2022

Keywords: Mutual Ten

Qualified Permanent Resident

(Nov 22)

RESIDENTIAL FOOD SCRAP COLLECTION NOTICE

Dear Valued Customer,

Athens Services is partnering with your community to implement food scrap collection. Per Senate Bill 1383, single-family home residents and multifamily complexes across California will be required to place into their green waste container ALL of their landscaping waste, food scraps, and food-soiled paper (100% fiber-based).

WHAT'S CHANGING? You will be able to use your green organics container for the collection of landscaping waste, food scraps, and 100% fiber-based, food-soiled paper.

DID YOU SAY FOOD SCRAPS? Yes, Athens will accept all types of food scraps. Our American Organics compost facility converts organics waste into nutrient-rich soil amendment. The resulting compost is used by commercial farmers, city projects, garden shops, landscapers, and residents.

HOW DO I PARTICIPATE? To collect your kitchen food scraps, you can choose to use a portable, reusable pail-like container with a tight fitting lid. It could be plastic, metal, or ceramic. Pail options can be purchased or consider reusing a coffee canister, large yogurt or margarine tub, or juice pitcher. Storage ideas can include the kitchen counter, under the sink, in the freezer, or wherever you feel is best.

WHY ORGANICS RECYCLING? Landfills are the third largest source of methane in California. Organics waste emits 20% of the state's methane. By diverting organics from the landfill, you are part of the solution in helping to protect the environment and future generations.

ARE BAGS ACCEPTED? Liners are optional. Plastic and bioplastic "compostable" bags are accepted in the organics container, but must be CLEAR or translucent-green, and bag contents must be visible. Acceptable organics will be processed, but the bags will not be recycled or composted.

WHERE CAN I GET MORE INFORMATION? Athens is here to support the community with this new program and will provide resources and training to help you get started. If you have any questions about the new organics collection program, please contact the Athens Customer Care Center at (888) 336-6100 or visit AthensServices.com/Food.



Scan for more resources

PARTICIPATING IS EASY AS 1-2-3



1. FILL

Fill your pail with food scraps and acceptable items. (Liners are optional. Consider newspaper or a paper bag. Plastic bags must be clear.)

2. EMPTY

Empty pail contents into your green organics container.



3. RINSE & REPEAT

Rinse out pail with soap and water. Fill again. Sprinkle lightly with baking soda to absorb odors.

Athens Tip: Store meat and dairy scraps in a container in your freezer and place in the green organics container on collection day.

ACCEPTABLE ORGANICS WASTE			DO NOT INCLUDE	
GREEN WASTE	FOOD SCRAPS	FOOD-SOILED PAPER*		
<ul style="list-style-type: none"> Flower & hedge trimmings Grass clippings Leaves & branches Lumber, scrap wood, & plywood (not painted or treated) Weeds 	<ul style="list-style-type: none"> Bread, rice, & pasta Cheese & dairy Coffee grounds & filters Fruits & vegetables Flowers & herbs Meat, bones, & poultry Seafood & soft shells Pet food (non-medicated) 	<ul style="list-style-type: none"> Food-stained paper Paper egg cartons Paper napkins & kitchen towels Pizza boxes Plates To-go boxes (no coating) Wooden & fiber-based utensils 	<ul style="list-style-type: none"> All plastics Cacti, succulents, & yucca Compostable plastics (bioplastics) Coffee cups & pods Fats, oils, & grease Food stickers (please remove) Gloves Hard shells (clams, mussels, oysters) Medication 	<ul style="list-style-type: none"> Palm fronds Paper napkins & towels with cleaning chemicals Parchment & wax paper Pet waste Rocks & soil Rubber bands & twist ties Tea bags Textiles Tissues & wet wipes

*Must be 100% fiber-based. NO materials with petroleum based plastic, wax, or bio-plastic coating, liner, or laminate.

PORTFOLIO SPECIALIST REPORT

OCTOBER 2022

Candle Fire Safety

DON'T LET THIS



With the holiday season rapidly arriving and with cooler fall temperatures here, many of us enjoy the warmth and light offered by a candle. Candles are decorative, come in many pleasing aromas, and can offer ready and simple light during power outages and emergencies. BUT the use of candles has also resulted in the following statistics (as provided by the U.S. Fire Administration):

- ❖ On average, 42 home candle fires are reported every day.
- ❖ More than half of all candle fires start when something that could burn, such as furniture, mattresses or bedding, curtains, or decorations too close to the candle.
- ❖ Over one-third (36%) of home candle fires begin in the bedroom.
- ❖ Young children and older adults have the highest death risk from candle fires.

TURN INTO THIS



If you use a candle, please make sure to follow the following candle safety tips:

- ❖ Consider using battery-operated or electric flameless candles and fragrance warmers, which can look, smell, and feel like real candles – without the flame.
- ❖ Avoid using candles in bedrooms and sleeping areas.
- ❖ Extinguish candles after use and before going to bed.
- ❖ Keep candles at least 12 inches from anything that can burn.
- ❖ Keep candles out of the reach of children and pets.
- ❖ Never use a candle where medical oxygen is being used. The two can combine to create a large, unexpected fire.
- ❖ Always use a flashlight – not a candle – for emergency lighting.



NEVER leave burning candles unattended!

**Remember! Candle fires are PREVENTABLE.
The top six days for home candle fires are:**

- Halloween ●Thanksgiving ● December 23 ●Christmas Eve
- Christmas Day ●New Year's Day

In the event of a fire, remember time is the biggest enemy and every second counts!

Escape first, and then call 911 for help. Develop a home fire escape plan and practice it frequently, and do not forget about that important emergency “grab-and-go bag”. Never stand up in a fire, always crawl low under the smoke, and try to keep your mouth covered. Never return to a burning building for any reason: it may cost you your life.