

**AGENDA**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL TEN**  
**MARCH 22, 2023**  
**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](mailto: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](mailto:mutualsecretaries@lwsb.com), no later than 3:00 p.m. on 03/21/2023, 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  
Ms. Hall, Director of Finance  
Ryan Quental, Building Inspector  
Ripa Barua, Senior Portfolio Specialist  
Antoine Jackson, Portfolio Specialist

5. APPROVAL OF MINUTES
  - a. **Approval of Regular Meeting Minutes of February 22, 2023**
  - b. **Special Meeting Minutes of March 7, 2023 (p.3)**
6. GUEST SPEAKER Ms. Hall
  - a. Discuss and vote to CliftonLarsonAllen LLP 2022 drafted audit letter. (pp.4-15)
7. GRF REPRESENTATIVE Carol Levine
8. BUILDING INSPECTOR'S REPORT Ryan Quental

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p.16)

  - a. Discuss and vote to approve planting a tree at 10-240G (pp.17-18)
9. CONSENT CALENDAR Michael Giles
  - a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.19)

10. CHIEF FINANCIAL OFFICER'S REPORT

Michael Giles

- a. Approval of Mutual Monthly Finances (p.20)

11. SECRETARY/ CORRESPONDENCE

Elissa Viglietta

12. **UNFINISHED BUSINESS**

- a. No Unfinished Business.

13. **NEW BUSINESS**

- a. Shareholder Statement for Cumulative Voting. (p.21)
- b. Discuss and vote to reschedule or cancel April Meeting. (p.22)
- c. Discuss and vote to approve the bid from Roofing Standard (p.23)

**STAFF BREAK BY 11:00 a.m.**

14. PORTFOLIO SPECIALIST REPORT

Ripa Barua

15. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **NEXT REGULAR MONTHLY MEETING: Wednesday, April 26, 2023, 9:00 a.m. Location: Administration, Conference Room A and via Zoom Video and Call Conference Meeting**

16. COMMITTEE REPORTS

- a. Physical Property Committee
- b. Landscape Committee
- c. Emergency Information Council
- d. Room and Refreshments Committee

17. DIRECTORS' COMMENTS

18. ADJOURNMENT

19. EXECUTIVE SESSION

- a. Legal Matters
- b. Contracts
- c. Assessments / Delinquencies
- d. Disciplinary Hearings

**STAFF WILL LEAVE THE MEETING BY 12:00 p.m.**