

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
APRIL 26, 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 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 04/25/2023, the business day before the date of the meeting.

1. CALL TO ORDER - BOARD ROOM DECORUM

2. ROLL CALL

3. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Carol Levine, GRF Representative
Mallorie Hall, Sr. Director of Member Services
Diane Schultze, Mutual Accountant
Ryan Quental, Building Inspector
Ripa Barua, Senior Portfolio Specialist
Antoine Jackson, Portfolio Specialist

4. GUEST SPEAKER Mallorie Hall / Diane Schultze
a. Discuss and vote to accept the 2022 drafted audited Financial Statement
(handout) (p. 3)

5. SHAREHOLDERS' COMMENTS (4 minutes per shareholder; CFO Giles will time.)

6. APPROVAL OF MINUTES
a. **Approval of Regular Meeting Minutes of March 22, 2023**
b. **Special Meeting Minutes of April 11, 2023 (p. 4)**

7. GRF REPRESENTATIVE
a. Discuss GRF Bylaw Amendments Carol Levine

8. BUILDING INSPECTOR'S REPORT Ryan Quental
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p. 5)
a. Discuss and vote to approve Fenn Termite & Pest Control 3-Year Contract (pp. 6-8)

9. CONSENT CALENDAR Michael Giles
a. Discuss and vote to authorize transfers of funds for Mutual Ten (p. 9)

10. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
a. Approval of Mutual Monthly Finances (p. 10)

11. SECRETARY/ CORRESPONDENCE Elissa Viglietta

12. **UNFINISHED BUSINESS**
a. No Unfinished Business.

13. **NEW BUSINESS**
a. Discuss and vote to reschedule May 24th monthly meeting to May 31st (p. 11)
b. Discuss and vote to approve purchase of refreshments (p. 12)
c. Discuss Annual Meeting on Tuesday, May 16, 2023.
d. Discuss Annual Meeting room seating arrangement.
e. Discuss and vote to approve the "Get Out the Vote" flyers (p. 13)

STAFF BREAK BY 11:00 a.m.

14. PORTFOLIO SPECIALIST REPORT Ripa Barua

15. ANNOUNCEMENTS – DATES TO REMEMBER

a. **NEXT REGULAR MONTHLY MEETING: Wednesday, May 31, 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.