

**AGENDA**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL TEN**  
**June 28, 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 06/28/2023, 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  
Ryan Quental, Building Inspector  
Ripa Barua, Senior Portfolio Specialist  
AJ, Portfolio Specialist  
Ms. Celestine, Assistant Portfolio Specialist  
Ms. Rivas, Assistant Portfolio Specialist

4. SHAREHOLDERS' COMMENTS (4 minutes per shareholder; CFO Giles will time.)
5. APPROVAL OF MINUTES
  - a. Approval of Regular Meeting Minutes of May 31, 2023.
  - b. Approval of the Special Meeting From June 12, 2023 (pp. 3)

6. GRF REPRESENTATIVE Carol Levine

7. BUILDING INSPECTOR'S REPORT Ryan Quental  
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p. 4)
  - a. Discuss and vote on Cart Pad for unit 240-H. (p. 5) (Handout)
  - b. Discuss and vote on amending the 3-Year Fenn Pest Bait Station Proposal. (p. 6)
  - c. Discuss and vote to approve Physical Properties to go out for bid for Dry Rot/Termite damage repair & painting. (p. 7)
  - d. Discuss and vote to approve the replacement plan for the Circuit Breakers. (p. 8)

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

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

10. SECRETARY/CORRESPONDENCE Elissa Viglietta

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

12. **NEW BUSINESS**  
a. Discuss and vote to paint Seaview carport and driving marks. (p. 11)

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

13. PORTFOLIO SPECIALIST REPORT Mr. AJ

14. ANNOUNCEMENTS – DATES TO REMEMBER

a. **NEXT REGULAR MONTHLY MEETING: Wednesday, July 26, 2023, 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.**