

**AGENDA**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL TEN**  
**September 27, 2023**  
**Meeting begins at 9:00 a.m.**  
**Conference Room B 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 09/26/2023, 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, Sr. Portfolio Specialist  
Dinna Kong, 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 August 23, 2023
- b. Special Meeting Minutes of September 5, 2023 (p.3-4)

6. GRF REPRESENTATIVE

Carol Levine

7. BUILDING INSPECTOR'S REPORT

Ryan Quental

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p.5)

- a. Discuss and vote to ratify resolution dated 8/23/23 to approve Golden Frog Painting Company (p.6)
- b. Discuss and vote to ratify resolution dated 9/5/23 to approve termite/dry rot repair (p.7)
- c. Discuss and vote to approve proposal for building alterations and additions for Unit 10-258L (p.8-12)
- d. Discuss and vote to approve proposal for removal and replacement for Unit 10-256J (p.13-17)
- e. Discuss and vote to approve proposal for carport cabinet for Unit 10-244G (p.18-19)
- f. Discuss and vote to approve proposal for cart pad for Unit 10-256K (p.12-22)

- g. Discuss and vote to approve proposal for cart pad for Unit 10-256L (p.23-25)
  - h. Discuss and vote to approve J&J Landscaping proposal to aerate the grass (p.26-27)
  - i. Discuss and vote to approve J&J Landscaping proposal to reseed grass(p.28-29)
8. CONSENT CALENDAR Michael Giles  
a. Discuss and vote to authorize transfers of funds for Mutual Ten (p.30)
9. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles  
a. Approval of Mutual Monthly Finances (p.31)
10. SECRETARY/CORRESPONDENCE Elissa Viglietta
11. **UNFINISHED BUSINESS**  
a. Discuss and vote to ratify adoption of Mutual 10 Rules and Regulations (p.32)  
b. Discuss and vote on removing Mutual Documents from Mutual 10 lwsb website (p.33)
12. **NEW BUSINESS**  
a. Discuss and vote on annual meeting date (p.34)  
b. Discuss and vote to reschedule November meeting date (p.35)  
c. Discuss and vote to reschedule December meeting date (p.36)

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

13. PORTFOLIO SPECIALIST REPORT Ms. Barua
14. ANNOUNCEMENTS – DATES TO REMEMBER  
a. **NEXT REGULAR MONTHLY MEETING: Wednesday, October 25, 2023, 9:00 a.m. Location: Building 5, Conference Room B 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.**