

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
September 5, 2023 Building 5 Room C**

The Special Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Tuesday, September 5, 2023, at 2:00 p.m. Building 5 Room C.

ROLL CALL:

Present: President Arlart, Vice President Cummings, Secretary Viglietta (arrive 2:27 p.m.), CFO Giles, Director Sims

Staff: Building Inspector Quental

SHAREHOLDER COMMENTS

Shareholder present and 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 activity.

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

RESOLVED to approve converting the tub to E/Z access permit for unit 10-243B, work to be done at shareholder's expense.

The MOTION passed unanimously by the directors present.

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

RESOLVED to approve the kitchen and bathroom updates permit for unit 10-255K, work to be done at shareholder's expense.

The MOTION passed unanimously by the directors present.

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

RESOLVED to approve the cart pad permit for unit 10-256L, work to be done at shareholder's expense.

The MOTION **FAILED** unanimously.

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

RESOLVED to approve the installation of sliding door permit for 10-258G, work to be done at shareholder's expense.

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 approve replacing 20 Zinsco electrical panels with new Square D panels (per approved proposal/contract) permits for 10-260C, 10-260D, 10-260E, 10- 260H, 10-260J, 10-260K, 10-259D, 10-259I, 10-258B, 10-258C, 10-258D, 10-258E, 10-258K, 10-257B, 10-256B, 10-256E, 10-255E, 10-254B, 10-254C, 10-254E. Funds to come from Infrastructure Reserves.

The motion passed unanimously.

PHYSICAL PROPERTY CHAIR REPORT

Vice President Cummings updated the board on the walk light base painting in progress. Vice President Cummings updated the board on the completed Seaview carport area parking marks.

LANDSCAPE REPORT

Vice President Cummings discussed the options for aerating the grass areas and the winter rye reseeding.

ADDITIONAL ITEMS

Discussed Service Maintenance call request for building 240 sewer back-ups. The board discussed cart pads. Director Sims had no additional information on the painting mural on carport walls.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 3:10 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: 09/05/2023