

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
October 25, 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 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 10/24/2023, 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
Darrien Moore, Building Inspector
Ripa Barua, Sr. Portfolio Specialist
Dinna Kong, Assistant Portfolio Specialist

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

5. OPERATING BUDGET

Ms. Hall

- a. Discuss and vote to approve 2024 Mutual Ten's Operating Budget (pp.3-6)

6. APPROVAL OF MINUTES

- a. Approval of Regular Meeting Minutes of September 27, 2023
b. Special Meeting Minutes of October 10, 2023 (pp.7-10)
c. Special Meeting Minutes of August 18, 2023 (p.11)

7. GRF REPRESENTATIVE

Carol Levine

8. BUILDING INSPECTOR'S REPORT

Darrien Moore

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p.12)

- a. Discuss and vote to approve the electrical work permit for Unit 253K, work to be done at shareholder's expense. (p.13-14)
b. Discuss and vote to approve the new flooring on the patio for apt# 253K, work to be done at shareholder's expense. (p.15-16)
c. Discuss and vote to approve the planting by J&J Landscaping of a dwarf magnolia at Unit 240E, work to be done at shareholder's expense. (p.17-18)

9. CONSENT CALENDAR Michael Giles
a. No Transfers of Funds for Month of October
10. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
a. Approval of Mutual Monthly Finances (p.19)
11. SECRETARY/CORRESPONDENCE Elissa Viglietta
12. **UNFINISHED BUSINESS**
a. No unfinished business.
13. **NEW BUSINESS**
a. Discuss and vote to approve \$100 expenditure on refreshments for Town Hall Meeting. (p.20)
b. Discuss and vote to ratify resolution dated 9/27/23 - to approve Sewer Pipe Cleaning contract. (p.21)
c. Discuss and vote to approve Mr. C's Towing Agreement (p.22-24)
d. Discuss and vote to approve rental request for unit 246H (p.25)
e. Discuss and vote to ratify resolution dated 9/27/23 – to approve golf cart permits and common area landscape permits. (p.26)

STAFF BREAK BY 11:00 a.m.

14. PORTFOLIO SPECIALIST REPORT Ms. Barua
15. ANNOUNCEMENTS – DATES TO REMEMBER
a. **NEXT REGULAR MONTHLY MEETING: Wednesday, November 29, 2023, 9:00 a.m. Location: Building 5, Conference Room B and Via Zoom Video and Call Conference Meeting**
16. COMMITTEE REPORTS
a. Physical Property Committee
b. Landscape Committee
c. Emergency Information Council
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.