

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
September 27, 2023**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Ten was called to order by President Arlart on Wednesday, September 27, 2023, at 9:00 a.m. Conference Room B and via Zoom Video and Call Conference Meeting.

ROLL CALL

Present: President Arlart, Vice President Cummings, Secretary Viglietta, Chief Financial Officer Giles, and Director Sims.

GRF Representative: Ms. Levine

Guest: One Mutual Ten Shareholders (via zoom)
Four Mutual Ten Shareholders (in-person)

Staff: Mr. Quental, Building Inspector
Mr. Moore, Building Inspector
Mr. Black, Physical Property Manager (entered at 9:10 a.m.)
Ms. Barua, Sr. Portfolio Specialist
Ms. Kong, Assistant Portfolio Specialist

SHAREHOLDER COMMENTS

Several shareholders made a comment.

APPROVAL OF MINUTES

The Regular Board Meeting Minutes of August 23, 2023 were approved by general consent of the Board as presented.

The Special Meeting minutes of September 5, 2023 were approved by general consent of the Board as presented.

GRF REPRESENTATIVE'S REPORT

GRF Representative Levine provided an update on GRF Projects.

BUILDING INSPECTOR'S REPORT

Physical Property Manager, Mr. Black introduced Mr. Moore and left at 9:13 a.m.

Building Inspector Quental presented his Building Inspector's report (attached).

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

RESOLVED to ratify resolution dated 8/23/23, "RESOLVED to approve the Golden Frog Painting Company contract for scraping and painting 77 light posts at a cost not to exceed \$5,005 and authorize Physical Property to prepare contract. Funds to come from Infrastructure Reserves and authorize the President to sign the contract."

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Giles and seconded by Secretary Viglietta it was

RESOLVED to ratify resolution dated 9/5/23, "RESOLVED to approve awarding the termite/dry rot repair project to Service Maintenance. Funds to come from Standard Services."

The MOTION passed unanimously.

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

RESOLVED to approve the proposal for building alterations and additions from J.C. Kress for Unit 10-258L, work to be done at the shareholder's expense.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Giles and seconded by Secretary Viglietta, it was

RESOLVED to approve the proposal for removal and replacement of sidewalk entry, patio flooring, removal of stone scallops and replacement with mow strip, removal of bushes, and removal and replacement of #3 rebar for Unit 10-256J, work to be done at the shareholder's expense.

The MOTION passed three "yes" and one "no", and one "abstention" vote.

Following a discussion and upon a MOTION duly made by Vice President Cummings and seconded by Secretary Viglietta it was

RESOLVED to approve the carport cabinet proposal for Unit 10-244G, work to be done at the shareholder's expense.

The MOTION passed unanimously.

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

RESOLVED to approve the cart pad proposal for Unit 10-256K, work to be done at the shareholder's expense.

The MOTION passed four “yes” and one “no” vote.

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

RESOLVED to approve the cart pad proposal for Unit 10-256L, work to be done at the shareholder’s expense.

The MOTION passed four “yes” and one “no” vote.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Giles and seconded by Director Sims, it was

RESOLVED to approve J&J Landscaping proposal to aerate Mutual 10 at a cost not to exceed \$5,500.00. Funds to come from Landscape Extras and authorize the President to sign any necessary documentation.

The MOTION passed four “yes” and one “no” vote.

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

RESOLVED to approve the J&J Landscaping proposal to reseed grass for Mutual 10 at a cost not to exceed \$5,500.00. Funds to come from Landscape Extras and authorize the President to sign any necessary documentation.

The MOTION passed unanimously.

Following questions, Mr. Quental and Mr. Moore left the meeting at 10:00 a.m.

GRF Representative Ms. Levine left at 10:00 a.m.

CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Giles and seconded by Secretary Viglietta, it was

RESOLVED to authorize the following transfers of funds per detailed resolutions.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
9/6/23	148,390.53	ACH-Direct Debit from multiple shareholders/US Bank Checking

9/12/23	72,624.52	US Bank Checking/GRF-US Bank Checking
---------	-----------	---------------------------------------

The MOTION passed unanimously.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Giles had no report.

SECRETARY / CORRESPONDENCE

Secretary Viglietta received no correspondence.

UNFINISHED BUSINESS

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

RESOLVED to approve the proposed rule change by adopting Mutual 10 Rules and Regulations; the 28-day posting requirement has been met.

The MOTION passed three "yes" and two "no" votes.

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

RESOLVED to **NOT** have Mutual Documents removed from the public LWSB Mutual Ten Website.

The MOTION passed unanimously.

NEW BUSINESS

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

RESOLVED to schedule Mutual Ten Annual Shareholder meeting date on Tuesday, May 21, 2024 at 10 a.m. in Clubhouse 4.

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 rescheduling the regular board meeting on Wednesday, November 22, 2023 to Wednesday, November 29th, 2023 at 9 a.m., due to the Thanksgiving holiday.

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 rescheduling the regular board meeting on Wednesday, December 27, 2023 to Tuesday, December 19th, 2023 at 9 a.m., due to the Christmas holiday.

The MOTION passed unanimously.

PORTFOLIO SPECIALIST REPORT

Sr. Portfolio Specialist Barua presented her report (**attached**).

ANNOUNCEMENTS

- a. **NEXT REGULAR MONTHLY BOARD MEETING: Wednesday, October 25, 2023, 9:00 a.m., Location: Building 5, Conference Room B and via Zoom Video and Call Conference Meeting.**

COMMITTEE REPORTS

Physical Property Committee

Vice President Cummings submitted her report (**attached**).

Landscape Committee

No report.

Emergency Information Council

No report.

DIRECTORS' COMMENTS

No Directors made comments.

ADJOURNMENT

There being no further business to conduct, President Arlart adjourned the meeting at 10:34 a.m. and announced that there would be an executive session following to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on September 27, 2023, at 10:35 a.m., and took the following actions:

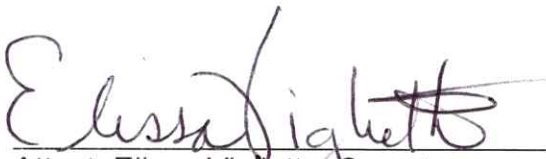
**BOARD OF DIRECTORS
MUTUAL TEN**

September 27, 2023

The Mutual Ten Board approved the Executive Meeting Minutes of August 23, 2023 and Special Executive Session Minutes of September 5, 2023 and September 26, 2023, as presented.

1. Legal Matters
 - a. Some legal matters were discussed.
2. Contracts
 - a. Some contracts were discussed.
3. Assessments / Delinquencies
 - a. Several letters were to be drafted.
 - b. Several files to monitor.
 - c. No files were closed.
4. Disciplinary Hearings
 - a. No Disciplinary hearing was discussed.

President Arlart adjourned the meeting at 11:38 a.m.



Attest, Elissa Viglietta, Secretary
SEAL BEACH MUTUAL TEN
DK 9/27/23
Attachments

(These are tentative minutes, subject to approval by the Board of Directors at the next Regular Board of Directors Meeting.)

MONTHLY MINUTES ARE POSTED IN THE LAUNDRY ROOMS AND THE MUTUAL TEN WEBSITE. THANK YOU.

REMINDER: THE SWEEPING DAY FOR MUTUAL TEN'S TRUST STREETS IS THE 4th WEDNESDAY NIGHT OF EACH MONTH. PLEASE DO NOT PARK ON INTERLACHEN, ST. ANDREWS, OR NORTHWOOD STREETS AT THIS TIME.

**Mutual Ten shareholders can access the monthly minutes on the Mutual website at:
www.lwsb.com – go to “MUTUALS” – CLICK ON “Mutual 10”**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF September 27, 2023**

The Regular Board Meeting Minutes of August 23, 2023 were approved by general consent of the Board as presented.

The Special Meeting minutes of September 5, 2023 were approved by general consent of the Board as presented.

RESOLVED to ratify resolution dated 8/23/23, "RESOLVED to approve the Golden Frog Painting Company contract for scraping and painting 77 light posts at a cost not to exceed \$5,005 and authorize Physical Property to prepare contract. Funds to come from Infrastructure Reserves and authorize the President to sign the contract."

RESOLVED to ratify resolution dated 9/5/23, "RESOLVED to approve awarding the termite/dry rot repair project to Service Maintenance. Funds to come from Standard Services."

RESOLVED to approve proposal for building alterations and additions from J.C. Kress for Unit 10-258L, work to be done at the shareholder's expense.

RESOLVED to approve the proposal for removal and replacement of sidewalk entry, patio flooring, removal of stone scallops and replacement with mow strip, removal of bushes, and removal and replacement of #3 rebar for Unit 10-256J, work to be done at the shareholder's expense.

RESOLVED to approve the carport cabinet proposal for Unit 10-244G, work to be done at the shareholder's expense.

RESOLVED to approve the cart pad proposal for Unit 10-256K, work to be done at the shareholder's expense.

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

RESOLVED to approve J&J Landscaping proposal to aerate Mutual 10 at a cost not to exceed \$5,500.00. Funds to come from Landscape Extras and authorize the President to sign any necessary documentation.

RESOLVED to approve the J&J Landscaping proposal to reseed grass for Mutual 10 at a cost not to exceed \$5,500.00. Funds to come from Landscape Extras and authorize the President to sign any necessary documentation.

RESOLVED to authorize the following transfers of funds per detailed resolutions.

<i>Transfer/ Invoice Date</i>	<i>Amount</i>	<i>Originating/Destination Accounts or Payee</i>
9/6/23	148,390.53	ACH-Direct Debit from multiple shareholders/US Bank Checking
9/12/23	72,624.52	US Bank Checking/GRF-US Bank Checking

RESOLVED to approve the proposed rule change by adopting Mutual 10 Rules and Regulations; the 28-day posting requirement has been met.

RESOLVED to **NOT** have Mutual Documents removed from the public LWSB Mutual Ten Website.

RESOLVED to schedule Mutual Ten Annual Shareholder meeting date on Tuesday, May 21, 2024 at 10 a.m. in Clubhouse 4.

RESOLVED to approve rescheduling the regular board meeting on Wednesday, November 22, 2023 to Wednesday, November 29th, 2023 at 9 a.m., due to the Thanksgiving holiday.

RESOLVED to approve rescheduling the regular board meeting on Wednesday, December 27, 2023 to Tuesday, December 19th, 2023 at 9 a.m., due to the Christmas holiday.

MUTUAL 10 INSPECTOR'S REPORT

MUTUAL: **(10) TEN** MONTH: **SEPTEMBER** INSPECTOR: **RYAN QUENTAL**

PERMIT ACTIVITY

UNIT #	WORK DESCRIPTION	GRF/CITY PERMIT	START DATE	FINISH DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
238-H	FLOORING	GRF	08/15/23	09/30/23	NONE	09/12/23 - FINAL	KARYS CARPETS
238-K	WINDOWS	BOTH	03/23/23	05/25/23	NONE		SWENMAN
239-F	FLOORING	GRF	08/15/23	09/30/23	NONE		KARYS CARPETS
242-E	HVAC	BOTH	07/26/23	09/26/23	NONE		ALPINE
243-B	SHOWER CUT DOWN	BOTH	09/07/23	11/07/23	NONE		NUKOTE
243-E	ADDITION	BOTH	07/16/23	10/31/23	NONE		BA CONSTRUCTION
246-I	PATIO DOOR	BOTH	04/01/23	08/01/23	NONE		BODIE'S GLASS
249-C	WINDOWS	BOTH	03/30/23	05/11/23	NONE		SWENMAN
249-H	SHOWER INSTALL	BOTH	08/22/23	10/30/23	NONE		JC KRESS
252-J	WINDOWS	BOTH	09/18/23	11/24/23	NONE		MARCO CONSTRUCTION
254-H	HVAC	BOTH	07/26/23	10/26/23	NONE		GREENWOOD
255-K	COUNTER TOPS	BOTH	08/11/23	09/29/23	NONE		KONRAD KONSTRUCTION
258-G	SLIDING DOOR	BOTH	09/18/23	12/18/23	NONE		BODIES GLASS

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FINAL	FCOEI	RELEASE OF FUNDS	ACTIVE	CLOSING	CLOSED
238-H		03/09/23	07/19/23	07/19/23	07/31/23		7	4	10
238-J		06/27/23	08/17/23	08/24/23	09/06/23				
245-F		09/13/23							
248-I		03/13/23							
253-A		09/08/23							
253-D		04/07/23	07/20/23	07/20/23	08/01/23				
256-K		05/24/23	06/23/23	06/29/23	07/12/23	09/14/23			
258-L		06/15/23	07/31/23	08/02/23	08/14/23				

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
FCOEI = Final Close of Escrow Inspection

CONTRACTS & PROJECTS

CONTRACTOR	PROJECT
J&J Landscape 12/1/22 - 11/30/24	Mutual Gardening, Irrigation and Lawns - On Going.
Fenn Pest and Termite 5/31/2026	Pest Control and Termite Inspections.
Fenn Pest and Termite 6/30/2026	Rodent Bait Station Maintenance.
National Service Lease 10/25/2024	On Going.

SHAREHOLDER & MUTUAL REQUESTS

SHAREHOLDER	MUTUAL
256L - Living room soffit outlet not working.	Walk Light Base Painting
243B - Bedroom door touch up paint.	
249D - Beehive at tree.	Electrical Panel Replacement
240J - Bird nest.	
248F - Ceiling issue.	



Community RFID Distribution Process / Access Control Information

RFID (Radio Frequency ID) Tag

The RFID tag distribution for the community will be starting in mid-September 2023. Here are some quick facts to make the distribution process and easy one for all residents:

Who is Eligible to Receive an RFID Tag:

- Any person that possesses a valid Leisure World Identification Card may receive **one** RFID tag for **one** vehicle with a valid GRF decal without charge. The GRF Board of Directors is currently reviewing the process for residents with additional vehicles registered in their name.
- To receive an RFID tag, you **must** have a valid Leisure World Decal on your vehicle.
- Decals are available at the Decal Office next to the Café in Clubhouse 5. The Decal Office is open Tuesday through Saturday, 8:00 AM to 4:00 PM (closed 12:00 PM to 12:30 PM for lunch).
- As a reminder, to receive a decal you must have the following:
 - Valid state issued driver's license
 - Valid vehicle registration
 - Valid vehicle insurance
 - Valid GRF Identification Card

Distribution Site Information

- *Where:* 1.8 Acres
- *When:* Your Assigned Date (see below)
- *Hours of Distribution:* 8:30 AM to 4:00 PM (cars may line up no earlier than 8:15 AM on Oak Hills Drive.
- **Before entering the 1.8 Acre site, we will be verifying all four documents listed above (valid license, vehicle registration, vehicle insurance and GRF Identification Card). You will not be able to receive an RFID tag without presenting these documents.**

Upon entering 1.8 Acres, you will complete a form that will include a list of the four permanent guests you want on your account. In addition, you need to provide a password for your account (the password may be any type of name or object or set of numbers).

OVER

RFID Distribution Dates

To ensure the RFID tag issuance is completed in an efficient manner, we will be starting issuance with the following Mutuals:

Mutuals	Date Assigned
16 and 17	Tuesday, September 12, 2023

- If you miss your assigned day for any reason (illness, vacation, etc.), there will be an opportunity to obtain an RFID tag on a make-up day. Please be advised that the make-up day will be after regular distribution of all RFID tags are made, so issuance of your RFID tag will be in later October.
- Additional dates for RFID distribution will be noted in the LW Weekly newspaper and on LW Live.

The Security Department must distribute over 10,000 RFID tags. The process will take nearly two months to complete. Therefore, we cannot offer any specific day or timed reservations for RFID distribution. Residents have all day to obtain an RFID tag on their assigned day.

Access Control

The new access control software program being implemented is called PROPTIA. Even though residents who want to use their computers will be able to enter the new system themselves, **it is important to note that all residents will always have the ability to call Security to have a guest enter the community at any time.**

- Residents can access their access control account to enter their own temporary guests into the system 24/7.
- Paper visitor passes will not be mailed in 2024. All guests will be entered into the new system.
- Guests will have the ability to enter at all three gates, not just the main gate.



Community RFID Distribution Process and Calendar

RFID (Radio Frequency ID) Tag

The RFID tag distribution for the community will be starting in mid-September 2023. Here are some quick facts to make the distribution process and easy one for all residents:

Who is Eligible to Receive an RFID Tag:

- Any person that possesses a valid Leisure World Identification Card may receive **one** RFID tag for **one** vehicle with a valid GRF decal without charge. The GRF Board of Directors is currently reviewing the process for residents with additional vehicles registered in their name.
- To receive an RFID tag, you **must** have a valid Leisure World Decal on your vehicle.
- Decals are available at the Decal Office next to the Café in Clubhouse 5. The Decal Office is open Tuesday through Saturday, 8:00 AM to 4:00 PM (closed 12:00 PM to 12:30 PM for lunch).
- As a reminder, to receive a decal you must have the following:
 - Valid state issued driver's license
 - Valid vehicle registration
 - Valid vehicle insurance
 - Valid GRF Identification Card

Distribution Site Information

- **Where:** 1.8 Acres, located in the northwest corner of the community in Mutual 9 (formally known as the "mini-farms").
- **When:** Your Assigned Date (see attached calendar)
- **Hours of Distribution:** 8:30 AM to 4:00 PM (***cars may not line up earlier than 8:15 AM on Oak Hills Drive***).

Before entering the 1.8 Acre site, we will be verifying all four documents listed above (valid license, vehicle registration, vehicle insurance and GRF Identification Card). Please bring all these documents with you. You will not be able to receive an RFID tag without presenting these documents, no exceptions.

Upon entering 1.8 Acres, you will complete a form that will include a list of the four permanent guests you want on your account. In addition, you need to provide a password for your account (the password may be any type of name or object or set of numbers).

Distribution Calendar

- To ensure the RFID tag issuance is completed in an efficient manner, we will issue the RFID tags by Mutual in the order noted on the following calendars for September and October.
- If you miss your assigned day for any reason (illness, vacation, etc.), there will be an opportunity to obtain an RFID tag on a make-up day. Please be advised that the make-up day will be after regular distribution of all RFID tags are made, so issuance of your RFID tag will be during the last week of October.
- **The Security Department will be distributing over 10,000 RFID tags. The process will take nearly two months to complete. Therefore, we cannot offer any specific day or timed reservations for RFID distribution, nor can we accommodate any special requests.**
- Residents have from 8:30 AM to 4PM to obtain an RFID tag on their assigned day.
- Any residents in line for a tag on a day that they have not been assigned will not receive an RFID tag.

Thank you for your patience and understanding.

Continued

RFID Roll-Out Calendar

SEPTEMBER 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 LABOR DAY HOLIDAY	5	6	7	8	9
10	11	12 Mutuals 16 & 17	13	14	15	16
17	18 Mutual 1 Buildings 1-16	19 Mutual 1 Buildings 17-32	20 Mutual 1 Buildings 33-48	21 Mutual 1 Buildings 49-64	22 Mutual 1 Buildings 65-70 ----- Mutual 2 Buildings 1-11	23 Mutual 2 Buildings 12-28
24	25 Mutual 2 Buildings 29-45	26 Mutual 2 Buildings 46-62	27 Mutual 2 Buildings 63-72 ----- Mutual 3 Buildings 1-7	28 Mutual 3 Buildings 8-24	29 Mutual 3 Buildings 25-36 ----- Mutual 4 Buildings 37-42	30 Mutual 4 Buildings 43-59

OCTOBER / NOVEMBER 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Mutual 4 Buildings 60-76	3 Mutual 4 Buildings 77-89 ----- Mutual 5 Buildings 69-72 & 90-97	4 Mutual 5 Buildings 98-114	5 Mutual 5 Buildings 115-126 ----- Mutual 6 Buildings 53-57	6 Mutual 6 Buildings 58-68 & 127-131	7 Mutual 6 Buildings 132-144 ----- Mutual 7 Buildings 145-149
8	9 Columbus Day Mutual 7 Buildings 150-166	10 Mutual 7 Buildings 167-176 ----- Mutual 8 Buildings 177-183	11 Mutual 8 Buildings 184-200	12 Mutual 8 Buildings 201-205 ----- Mutual 9 Buildings 206-216	13 Mutual 9 Buildings 217-233	14 Mutual 9 Buildings 234-237 ----- Mutual 10 Buildings 238-250
15	16 Mutual 10 Buildings 251-260 ----- Mutual 11 Buildings 261-267	17 Mutual 11 Buildings 268-286	18 No Tags Issued Today ----- TOWN HALL MEETING CLUBHOUSE 4 1:00 pm	19 Mutual 12 Buildings 6-11 & 34-45	20 Mutual 12 Buildings 46-47 & 55-67	21 Mutual 12 Buildings 68-78 ----- Mutual 14 Buildings 1-5
22	23 Mutual 14 Buildings 12-30	24 Mutual 14 Buildings 31-33 & 48-54	25 Mutual 15 Buildings 1-11	26 Mutual 15 Buildings 12-23	27 Mutual 15 Buildings 24-35	28 Mutual 15 Buildings 36-48
29	30 Make Up Day	31 Halloween Make Up Day	NOV 1 Make Up Day	NOV 2 Make Up Day	NOV 3 Make Up Day	NOV 4 Make Up Day

Portfolio Specialist's Report

September 2023

Coyote Safety



Coyotes in populated areas are typically less fearful of people. They have been known to attack pets and approach people too closely.

Coyotes are skilled hunters; we must be strong, motivated, and most importantly, **proactive**.

But what does being proactive mean?

- We must continue to haze the coyote. **DO NOT** turn your back and run. By running you are seen as prey. **Become BIG!** Wave your arms, scream, throw rocks, etc.
- We must not feed wildlife. Bird feeders on your property will attract rats, squirrels, and rabbits which will attract coyotes to your home.
- We must keep food and trash off our patios.
- We must protect our pets.

Small pets can easily become coyote prey. Cats and small dogs **should never be allowed outside alone**. It's highly recommended that small pets always be accompanied by their owner and dogs must be on a 6 foot leash. Do not use a retractable leash. Your pet can get too far away from you with a retractable leash. One may want to see their dog scamper around on a long retractable leash, but that is only placing the pet in harm's way and is a violation of policy.

Long Beach Animal Care Services recommends calling them at (562) 570-7387 (PETS) to report all coyote sightings and to determine if an Animal Control Officer is needed. Sightings can also be reported online using the link below:

<https://www.longbeach.gov/acs/wildlife/living-with-urban-coyote>

IF A COYOTE IS POSING AN IMMINENT THREAT TO LIFE, CALL 911.



Obtaining a Leisure World Seal Beach Vehicle Decal and RFID Tag

There are two decals and tags that will be placed on your vehicle:

- **Mutual Decal** – This decal verifies to your Mutual that you are authorized to park in your designated carport space. The decal is placed on the lower part of the driver side windshield. The decal is not used as verification to enter the community.
- **RFID Tag** – This clear tag is placed on your front driver's side headlight to verify your authorization to enter the community.

All decals and RFID tags are issued at the Decal Office in Clubhouse 5 near the Café. Current hours for the decal office (as of September 2023):

Day	Hours
Monday	CLOSED
Tuesday	8:00 AM – 4:00 PM
Wednesday	8:00 AM – 4:00 PM
Thursday	8:00 AM – 4:00 PM
Friday	8:00 AM – 4:00 PM
Saturday	8:00 AM - 4:00 PM
Sunday	CLOSED

We are closed each day from 12:00PM to 12:30 PM for lunch, most major holidays, and rain. (All hours subject to change).

- ***To receive a decal and an RFID tag for your vehicle, you must present the following documents:***
 - Valid proof of vehicle insurance
 - Valid DMV vehicle registration (vehicle must be registered to the LWSB resident)
 - Valid DMV driver's license
 - GRF identification card

Please be advised:

- A decal will be valid for up to two years after the date of issuance.
- An RFID tags do not expire as long as you are a valid GRF member.
- If a resident's driver's license expires before the end of the two-year period, a decal will expire in the same month the resident's driver's license expires.
- Expired insurance, registration and/or drivers licenses are **not** valid documents and no decal will be issued.
- A DMV identification card is **not** a valid driver's license, and no decal will be issued.

Physical Property Update – September 2023

Landscaping Service

Mowing: Our lawns are being mowed every week.

Sprinklers: The sprinklers are set to go off around midnight on Monday, Thursday and Saturday. They are turned off if rain is predicted.

Watering: The flowerbeds can be watered before 9 a.m. and after 5 p.m. according to the water saving schedule that is part of our current State wide water saving plan. Hand watering the lawn or hosing off concrete is not allowed.

Tree Trimming and Gutter Cleaning: Scheduled for the Fall.

Physical Property Projects

Walk lights: Project to maintain the bases is complete.

Seaview Carport Area: Painting project complete.

Electrical Panels: Replacement of 20 Zinco electric panels is underway.

Roofing: Our roofer has notified us that the replacement of the roofs on 3 buildings: 253, 254 and 255 has been moved to the Spring.

Termite/Dry Rot damage: Our Service Maintenance staff will be replacing the identified termite and dry rot damage in our Mutual. The workers will be followed by painters who will paint only the areas that have been repaired.

EsC 9/27/23

WE NEED YOUR HELP!!!

One of the biggest problems we have in maintaining our buildings is back-to-back plumbing stoppages in the kitchen. In the month of August we had 7 stoppages and it cost the Mutual \$412.50. In July we had 10 stoppages. It is a very unpleasant experience for the residents that encounter this problem, and in extreme cases, can cause an overflow and damage to the apartment.

There is a simple solution to this problem...bundle up your organic waste (vegetable and fruit peelings, any food scraps and flowers and bush trimmings) in clear plastic bags or the special biodegradable bags that you can purchase, and put these bags in the new small dark green containers that are located in the trash collection area. Use your disposal as little as possible. It is the debris from the garbage disposal that is clogging our pipes. Keep in mind that the sewer pipes under our buildings are over 60 years old! Any repairs or modifications needed to the sewer system is very expensive. Avoiding repairs by taking the organic waste to the trash area will go a long way in keeping the sewer system functioning.

Another source of problems with the sewer system is the use of the toilets. Please remember ONLY PEE, POOP and TOILET PAPER should ever be flushed down the toilet. NO WIPES IN THE PIPES! If we can all follow these guidelines we can keep our monthly dues down and avoid problems in and damage to our apartments.

EsC 9/27/23