

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
November 29, 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 11/28/2023, 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
Darrien Moore, Building Inspector
Ripa Barua, Sr. Portfolio Specialist
Dinna Kong, Assistant Portfolio Specialist

4. PRESIDENT'S COMMENTS

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

6. APPROVAL OF MINUTES

- a. Approval of Regular Meeting Minutes of October 25, 2023
- b. Approval of Special Meetings Minutes of November 14, 2023. (p.3-4)

7. GRF REPRESENTATIVE

Carol Levine

8. BUILDING INSPECTOR'S REPORT

Darrien Moore

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

- a. Discuss and vote to approve Kary's Carpets proposal for Unit 258-B. (pp.6-7)
- b. Discuss and vote to approve Kary's Carpets proposal for Unit 258-L. (pp.8-9)
- c. Discuss and vote to rescind resolution dated March 22, 2023, re-roofing proposal from Roofing Standard. (p.10)
- d. Discuss and vote to award Roofing Standards a contract to re-roof buildings. (p.11)
- e. Discuss and vote to approve MJ Jurado's invoice for emergency concrete work in area 10-241L. (p.12-13)
- f. Discuss and vote to approve Roxygen Painting Company. (p.14)

9. CONSENT CALENDAR Michael Giles
a. Discuss and vote to approve Transfers of Funds. (p.15)
10. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
a. Approval of Mutual Monthly Finances (p.16)
11. SECRETARY/CORRESPONDENCE Elissa Viglietta
12. **UNFINISHED BUSINESS**
a. No unfinished business.

STAFF BREAK BY 11:00 a.m.

13. PORTFOLIO SPECIALIST REPORT Ms. Kong
14. ANNOUNCEMENTS – DATES TO REMEMBER
a. **NEXT REGULAR MONTHLY MEETING: Tuesday, December 19, 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.