

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
December 19, 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 12/18/2023, 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 November 29, 2023

7. GRF REPRESENTATIVE

Carol Levine

8. BUILDING INSPECTOR'S REPORT

Darrien Moore

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p.3)

- a. Discuss and vote to approve J&J Landscaping Proposal for Unit 240G. (pp.4-5)
- b. Discuss and vote to approve Bruno Alvarez Construction Proposal for Unit 244F. (pp.6-7)
- c. Discuss and vote to approve Los Al Builders Proposal for Unit 245D. (pp.8-9)
- d. Discuss and vote to approve Marco Construction Proposal for Unit 257G. (pp.10-12)
- e. Discuss and vote to amend resolution dated 7/26/23 – regarding Zinsco electrical panel. (p.13, Handout)

9. CONSENT CALENDAR

Michael Giles

- a. Discuss and vote to approve Transfers of Funds for November. (p.14)

10. CHIEF FINANCIAL OFFICER'S REPORT

Michael Giles

- a. Approval of Mutual Monthly Finances (p.15)

11. SECRETARY/CORRESPONDENCE

Elissa Viglietta

12. UNFINISHED BUSINESS

- a. No unfinished business.

13. NEW BUSINESS

- a. No new business.

STAFF BREAK BY 11:00 a.m.

14. PORTFOLIO SPECIALIST REPORT

Ms. Kong

15. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **NEXT REGULAR MONTHLY MEETING: Wednesday, January 24, 2024, 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.