

AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TEN
February 28, 2024
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. 2313, 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 02/27/2024, 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 (via zoom)
 - Dinna Kong, Portfolio Specialist
4. SHAREHOLDERS' COMMENTS (4 minutes per shareholder; CFO Giles will time.)
5. PRESIDENT'S COMMENTS
6. APPROVAL OF MINUTES
 - a. Approval of Regular Meeting Minutes of January 24, 2024.
 - b. Approval of Special Meeting Minutes of February 13, 2024 (pp.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 #242-I. (pp.6-7)
 - b. Discuss and Vote to Approve Kary's Carpets Proposal for Unit #258-E. (pp.8-10)
9. CONSENT CALENDAR Michael Giles
 - a. No Transfer of Funds
10. CHIEF FINANCIAL OFFICER'S REPORT Michael Giles
 - a. Approval of Mutual Monthly Finances (p.11)
 - b. Discuss Financial Impact on the Mutual Budget.

11. SECRETARY/CORRESPONDENCE

Elissa Viglietta

12. UNFINISHED BUSINESS

- a. Update on Town Hall.

13. NEW BUSINESS

- a. Discuss Election and Candidate Applications.

STAFF BREAK BY 11:00 a.m.

14. PORTFOLIO SPECIALIST REPORT

Ms. Kong

15. ANNOUNCEMENTS – DATES TO REMEMBER

- a. **NEXT REGULAR MONTHLY MEETING: Wednesday, March 27, 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.