

**MINUTES OF THE REGULAR MONTHLY MEETING OF
THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
May 9, 2018**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Four was called to order, following the Open Forum for shareholders to address the Board, by President Slater at 9:30 a.m. on Wednesday, May 9, 2018, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Slater, Vice President Levitt, Secretary Gerrity, CFO Smith, Directors Kuhl, Russell, and Gerber

GRF Representative: Mrs. Reed (absent)

Guests: Four shareholders of Mutual Four

Staff: Ms. Hopkins, Mutual Administration Director
Mr. Black, Building Inspector
Ms. Pandit, Recording Secretary

MINUTES

President Slater asked if there were any corrections to the April 11, 2018, Regular Board minutes. A correction was noted on page 3, third resolution vote should read as follows: "RESOLVED, To not Amend Policy 7510.04 – Eligibility Requirements." The minutes were approved as corrected.

BUILDING INSPECTOR'S REPORT

Inspector Black updated the Board on activity in the Mutual (attached).

UNFINISHED BUSINESS

Following a discussion, Inspector Black updated the Board on the Piping Project, Re-roofing, and Concrete Swale.

Following questions, Inspector Black left the meeting at 10:15 a.m.

Following a discussion, CFO Smith updated the Board on the Mutual Four Washers and Dryers, Reserve Study, and Building Captain's Lunch Finale.

NEW BUSINESS

Following a discussion, and upon the MOTION duly made by CFO Smith and seconded by Vice President Levitt, it was

RESOLVED, To adopt Policy 7585.04 – Governing Document Compliance Corrective Measures and Fines on a preliminary basis until the 30 – day posting period is completed.

The MOTION passed with two “no” votes (Levitt and Gerrity).

SECRETARY’S REPORT / CORRESPONDENCE

Secretary Gerrity received no correspondence.

CHIEF FINANCIAL OFFICER’S REPORT

CFO Smith presented her financial report.

MUTUAL ADMINISTRATION DIRECTOR’S COMMENTS

Ms. Hopkins presented the Mutual Administration report (attached).

COMMITTEE REPORTS

EMERGENCY INFORMATION

Director Kuhl presented an update on Emergency Information.

PHYSICAL PROPERTY COMMITTEE

Director Russell presented an update on the Physical Property Committee.

LANDSCAPE COMMITTEE

Vice President Levitt presented an update on the Landscape Committee.

DIRECTORS’ COMMENTS

President Slater presented his report.

Vice President Levitt presented his report (attached).

Director Russell presented his report (attached).

SHAREHOLDER COMMENTS

One Shareholder made a comment.

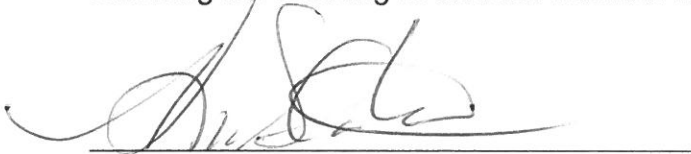
ANNOUNCEMENTS

President Slater provided a reminder to all Shareholders about washing cars on streets. Per GRF Policy 1920-27 – Traffic Rules and Regulations, Section 7.7 “washing vehicles on the streets IN LEISURE WORLD is prohibited at all times”.

NEXT MEETING: Wednesday, June 13, 2018 at 9:15 a.m. in Mutual Administration Building, Conference Room A.

ADJOURNMENT

There being no further business to conduct, President Slater adjourned the meeting at 11:20 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.



Attest, Tom Gerrity, Secretary
SEAL BEACH MUTUAL FOUR
sp:05/9/18
Attachments

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

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF May 9, 2018**

05/09/18

RESOLVED, To adopt Policy 7585.04 – Governing Document
Compliance Corrective Measures and Fines on a preliminary basis
until the 30 – day posting period is completed.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(04) FOUR**

INSPECTOR: **Kevin Black**

MUTUAL BOARD MEETING DATE: **MAY 9TH 2018**

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
4-74F	remodel/repipe	both	11/01/17	03/30/18	no	ing 1/31/18/lath,ele	alpha master builders
4-39L	remodel w/repipe	both	01/08/18	07/08/18	no	g 3/30/18-re-pipe 4	scarini const. jerry 5625333522
4-37H	remodel/repipe	both	02/28/18	12/28/18	no	footing,undergroun	alpha master builders
4-51J	repl. Ductless heatpump	both	03/08/18	06/18/18	n		greenwood
4-75F	atio BOD approved 3/14/1	both	03/30/18	05/30/18	no	6/18-rough 4/26/1	alpha master builder
4-82F	flooring	GRF	03/25/18	04/25/18	no		kary's carpet
4-80K	kit/bath remodel/re-pipe	both	03/25/18	06/26/18	no	ough/re-pipe 4/27/1	MP const. repipe
4-44D	remodel	both	04/25/18	07/31/18	no		los al
4-85A	patio	GRF			no	footing 4/30/18	
ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
4-39F		11/22/17	02/01/18	02/22/18			
4-80K		12/06/17	01/09/18	01/18/18	01/30/18		
4-37G		12/06/17					
4-44D		12/07/17	03/02/18	03/09/18	03/21/18		
4-73C		02/22/17	04/06/18	04/12/18	04/24/18		
4-51J		12/21/17	01/05/18	01/05/18	01/17/18		
4-83E		02/09/18	04/13/18	04/18/18	04/30/18		
4-37F		02/22/18					
4-82B		03/21/18	03/26/18	03/28/18	04/09/18		
4-37A		04/03/18					

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation

FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(04) FOUR**

INSPECTOR: **Kevin Black**

MUTUAL BOARD MEETING DATE: **MAY 9TH 2018**

CONTRACTS and PROJECTS	
CONTRACTOR	PROJECT
Total Landscape Maintenance- Tree Pruning:	on going now
Fenn Pest Control -	service days are Monday and Wednesday
Copper Re-piping Plumbing:	buildings 73,74,47,51,52 for the re-pipe this year, CRS, has finished 47 as of this date, next building is
Abatement:	ERC will be doing this part for our 5 buildings, completed 47 on 4/27/18
re-piping painting Kress:	following along for paint touch up's
Roofing Roofing Standards:	buildings; 77,79,85,86,88 - will be walking these buildings for skylights and stovehood counts and cold
stove hoods & Piping Kress Conds:	same as above for 2018
Concrete/Drains MJ Jurado:	M5 on-board passed at Feb. BOD meeting, will finalize plans and get contract, will walk job w/Mr. Cude prior to contract finalization - DIG ALERT HAS BEEN OUT - will have MJ pot hole areas where there
Shareholder Visits and Mutual Requests	
4/12/18 - met with bright view and TLC about lawn boundries	
4/13/18 = met with Mr. Cude and Mike (pp) for drain lines	
47C - met with plumber for job w/plumber	
dig alert for drain project 4/19/18	
4-47 - 4/27/18 abatement for re-pipe	
4-43J - termites	
BOD meeting 5/9/18	

Be Healthy • Enjoy Life • Plan for the Future



Come find opportunities
to enhance your quality of life at the
2018 LIFE OPTIONS EXPO

Presented by
The Golden Rain Foundation
Leisure World, Seal Beach

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Saturday, June 2, 2018
9:00 a.m. - 12:00 p.m., Clubhouse 2

The community-based expo will provide residents of Leisure World, Seal Beach, with an opportunity to learn about options that are available to enhance your quality of life. Come meet and speak with participating businesses and agencies who operate Assisted Living Facilities, Board and Care Facilities, Home Care, Senior Placement Specialists, Elder Care Agencies, Long Term Planning, Health Care Providers and County Organizations.

GRF does not endorse the service of any particular agency.

Participating providers are for information and referral only.

For information about the Life Options Expo, please contact Cynthia Tostado, LCSW at

562-431-6586 x317

No reservations needed to participate.

M-4 Monthly Report
of April, 2018, Activities
For May 11, 2018
Director Mike Levitt

Before we get into April's activities, I want to apologize to those of you who actually noticed the absence of my monthly report last month and in a recent prior month as well. Well, actually this is not an "apology," since I prepared reports for those two months, but a seemingly over-burdened GRF staff failed to duplicate and include them.

Twice.

Now, we can get on with April's report. (And perhaps you will have the opportunity to read it.)

Laundry Room 88 was visited by SvcMaintenance several times. Either my residents are overly dirty, or we need to buy a better, more durable brand of machine.

I also called on SM to replace a refrigerator, a bathroom ceiling fan and a bedroom florescent light, as well as repair a walkway light.

Held several discussions with our landscape company. Among the subjects discussed: conflicts with a neighboring mutual over tree trimming and clean-up responsibilities associated with border-crossing trees. I urged the landscaper to be more careful when edging turf, due to flying rocks and broken windows. And advised them of sprinkler timers needing resetting due to a brief power outage. And sprinklers needing adjusting as evidenced by bone-dry arid areas just a few yards away from flooded-out, swampy turf.

Basically, just your everyday month in Paradise.

Mutual 4 Monthly Report for April 2018 Buildings 78, 79, 80, 82, 83 and 84

This has been a pretty quiet month. There were the usual laundry room problems that needed fixing. Some of these problems are still not fixed completely. There were some shareholder problems that required my attention.

This month's information is probably for the new people but needs to be said to all. There seems to be confusion regarding GRF streets and Mutual streets. The parking rules are different for each kind of street. Any NAMED street is a GRF street. Any street that has NO name is a mutual street. Mutual 4 has passed and posted a new policy for parking on Mutual 4 streets, please review this posting in the laundry room.

It was nice to be able to show our appreciation to the building captains and all the work they do with a nice luncheon.

Jon Russell 741

(562) 794-9334

ADOPT DRAFT

SHAREHOLDER REGULATIONS

GOVERNING DOCUMENT COMPLIANCE
CORRECTIVE MEASURES AND FINES – Mutual Four

Violations will be administrated by Security, who will write the citations, and will collect the monies. Security will be called into Mutual Four. They will not patrol Mutual Four looking for violations. If security is called they are called to write a citation as noted on the fine schedule below.

FINE SCHEDULE

	1st Offense	2nd and each subsequent and/or continuation of offense
Assigned Parking Space or Restricted Parking Space	\$50.00	\$100.00
Blocking Crosswalk	\$50.00	\$100.00
Expired or Invalid State Registration	\$100.00	\$100.00
Handicap Parking without Appropriate Display	\$100.00	\$200.00
Hazardous Materials Leaking	\$50.00	\$50.00
Limited Time Parking	\$50.00	\$100.00
No Valid GRF Decal or Parking Permit Displayed	\$50.00	\$100.00
Parked on Sidewalk or Grass	\$25.00	\$50.00
Red Zone---Bus Stop	\$50.00	\$100.00
Red Zone---Fire Hydrant	TOW \$100.00	TOW \$200
RV or VUFR---Jack Support, None or Inadequate	\$50.00	\$50.00
RV or VUFR---Parked More than 72 Hours	\$40.00	\$40.00

MUTUAL ADOPTION

FOUR: