

**ANNUAL SHAREHOLDERS' MEETING
MUTUAL FOUR**

May 26, 2021

**MINUTES OF THE ANNUAL MEETING OF SHAREHOLDERS
SEAL BEACH MUTUAL FOUR
MAY 26, 2021**

The Annual Meeting of the Shareholders of Seal Beach Mutual Four, a California corporation, was called to order by President Levitt at 10:00 a.m. on Wednesday, May 26, 2021, in Clubhouse 4.

PLEDGE OF ALLEGIANCE

Christine Russell led the *Pledge of Allegiance*.

QUORUM

President Levitt advised that a quorum was present, either in person or by ballot, and he declared the meeting officially in session.

SHAREHOLDER DECLARATION

At the March 10, 2021 regular board meeting, Jon Russell of Unit 74-I, declared his intent to vote cumulatively at this Annual Shareholders' Meeting.

CERTIFICATION OF NOTICE OF MEETING

Secretary Jon Russell read the Certification Notice:

I, Jon Russell, Secretary for Seal Beach Mutual No. Four, hereby certify that the Notice of Stockholders' Meeting and ballots were mailed in accordance with Article IV, Section 4, of the bylaws of said Corporation to all subscribers of common stock as of April 26, 2021.

FURTHER, IN ACCORDANCE WITH THE BYLAWS, THE CUMULATIVE VOTING PROCEDURE WILL BE USED.

INTRODUCTION OF CANDIDATES

The following nominated candidates were introduced as follows:

Dan Conley (Incumbent)
David Friedland (Incumbent)
Jerry Hughsten Smith

Mike Levitt (Incumbent)
Susan Smith (Incumbent)

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CLOSING OF NOMINATIONS

President Levitt called for nominations from the floor. There being no further nominations, President Levitt requested a motion to close the nominations. Upon a MOTION duly made by Nancy Duncan of, Unit 047-L and seconded by Jerry Hughsten Smith of, Unit 080-A, it was

RESOLVED that the nominations be closed.

The MOTION passed.

BALLOTING

Ms. Cheryl Wilson from Accurate Voting Services thanked the Mutual for the opportunity to provide this election procedure for the Mutual. They are the outside independent election service company that was selected to create the ballot, mail the ballot to the Shareholders, and receive the return ballots to be opened today to determine Mutual Four's new Directors.

President Levitt announced that the balloting was now closed. He informed Shareholders that they were welcome to observe the counting process on the monitors. He also informed Shareholders that the counting of the ballots would be shown live on Zoom.

POSTING RESULT

President Levitt stated that within 15-days of the election, the Board will publicize the results of the elections in a communication directed to all shareholders. Results of the elections would also be posted on the main doors of all clubhouses upon completion of the final tally of ballots.

MINUTES

President Levitt asked for a motion to dispense with reading the minutes of the last annual shareholders' meeting held on July 22, 2020, and that they be approved as printed and distributed.

Upon a MOTION duly made by Robert Berry of, Unit 086-L and seconded by Sandra Eckhardt of, Unit 052-F, it was

RESOLVED that the annual shareholders' meeting minutes of July 22, 2020 be approved as printed and distributed.

The MOTION passed.

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INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Levitt introduced the current 2020-2021 current board members:

Mike Levitt, President
Dan Conley, Vice President
Jon Russell, Secretary
Suzi Smith, Chief Financial Officer

Michael Lessin, Director
Jan Kuhl, Director
David Friedland, Director (arrived at 10:04
a.m.)

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS (continued)

President Levitt then introduced the Golden Rain Foundation Representative, Marsha Gerber; Executive Director, Randy Ankeny; Portfolio Specialist Anna Gamboa; and Recording Secretary Josh Monroy.

PRESIDENT'S REPORT

Mr. Levitt presented his report. (attached)

VICE PRESIDENT'S REPORT

Mr. Conley presented his report.

SECRETARY'S REPORT

Mr. Russell presented his report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

Mrs. Smith presented her report (attached).

DIRECTORS' REPORTS

Mr. Lessin presented his report (attached).

Ms. Kuhl presented her report. (attached).

Mr. Friedland presented his report (attached).

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

Ms. Gerber presented her report (attached).

May 26, 2021

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny presented his report (attached).

PORTFOLIO SPECIALIST REPORT

Ms. Gamboa presented her report (attached).

A brief recess was called from 10:31 a.m. to 10:41 a.m., to complete the tabulation of votes.

ANNOUNCEMENT

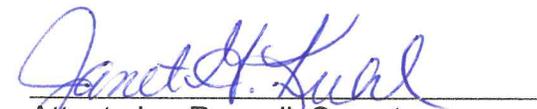
President Levitt stated that when the counting is completed, the newly elected Board will hold its Organizational Meeting to elect officers. The results of the election will be posted on the main doors of all the clubhouses.

ELECTION RESULTS

Accurate Voting Services, Inc., reported the following results of the election to the Shareholders present. With 206 members representing 52% of the total voting power in Seal Beach Mutual No. Four the following candidates were elected for the 2021-2022 term of office. Dan Conley, elected with 121 votes; David Friedland, with 113 votes; Mike Levitt, elected with 207 votes; Jerry Hughsten Smith, elected with 153 votes; Suzi Smith, elected with 168 votes. Additionally, three ballots were cast that abstained from voting and one empty envelope.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:43 a.m.



Attest, Jon Russell, Secretary
SEAL BEACH MUTUAL FOUR

jm:05/26/2021

Attachments

M-4AnnRpt5/26/21

I want to thank all of you brave souls who have ventured out to attend this meeting — in person! To destroy an old Christmastime expression, Yes, Virginia, there is a light at the end of this tunnel. And for those of you joining us on Zoom, thank you, also, for your interest in your mutual's future.

These past months have been the year from hell for your mutual board, mutual shareholders, and practically everyone else. We've been worried sick that we would get sick. Or worse. I have lost friends to covid-19.

This pandemic has also affected your mutual in ways never anticipated. Major projects, such as re-roofing and re-piping — projects that would have been completed months ago, and within budget, are still incomplete, with expensive and unexpected cost-overruns.

GRF staff, always available and helpful before Covid 19, suddenly became few in number but their efforts to get us vaccinated, and safe, is 'way beyond any expectations.

Our annual health and safety inspections, which force residents to clean up their acts, and frequently uncover serious safety concerns, had to be postponed until next January as a way to avoid contact between residents and

mutual and GRF staff. Some shareholders simply feared the worst, and refused entry to their apartments. And who can blame them?

But all was not doom and gloom.

In the past year, Mutual Four has followed a slow but steady course into the future of electrical vehicle charging. At first, we were tempted to jump into this with both feet, but the slower, more careful approach prevails, as we await word from So.Cal Edison. What would have required a major expenditure by your mutual, may now — probably later this year — be partially financed by the utility's EV charging promotion.

And, as most mutual boards do, we created some new policies and improved on some old ones — just to make your lives here in Mutual 4 as good as they can possibly be. Afterall, that's why we all moved here.

Oh, there was actually a bright side to this pandemic: many of us learned a new form of frustration, called Zoom. And, of course, there was, and still is, the ever-present mask: for once, I could go a week or more without shaving and no body knew.

This has been my fourth year on the Mutual 4 board. I have had a lot of new experiences and have learned a lot.

This has been a year that has been very difficult due to the pandemic. We have had to postpone roofing and re piping due to this situation. We have finally started these projects and hope to complete the rest of the mutual this year.

This year I was the Secretary again. I have served a year as a director, now two years as the mutual secretary and a year as vice president.

I have been the physical properties director for the past four years. I approve all of the permits for the mutual.

I want to express my gratitude to my building captains. They are an integral part of Mutual 4.

The board passed some revisions on Mutual 4 policies including patio and porch, garden area and shrubs, carport, and eligibility requirements. The board has approved renting/subleasing the units due to a law passed by the legislature and is still grappling with E V charging stations in our mutual.

I am looking forward to a new year on the board, thank you.

KEEP Mutual 4 the best!!!!


Jon Russell

Mutual 4 Shareholders' Meeting – May 26, 2021
CFO, Suzi Smith

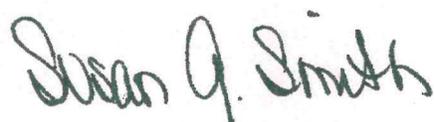
Thank you for the opportunity to serve as your CFO over the last year. It has been an honor and a privilege. Special shout out to all my building captains for making my job so easy – you are the best.

I know that numbers are the favorite part of these annual meetings so I'll jump right into it.

You have all received the final financial statements for the calendar year ending 12.31.20 for Mutual 4. Before depreciation we showed excess income of \$6,681; Can't get much better than that. Not over budget and not a lot under budget.

We collected just under \$1.8MM in shareholder assessments- \$570K was allocated to reserves. Money was used for replacing appliances and replacing four roofs. Due to COVID most of our projects were put on hold, as they required entrance into shareholder units. We are in the process right now of re-piping 14 buildings and will begin re-roofing the balance of eight buildings this summer. Both of these major projects will then be complete. Because we pushed back completion a year, the original amount budgeted for both of these projects increased by almost 10%; we will be spending about \$1.5MM of our reserves during the current year.

Again, thank you for the opportunity to serve.



Covid obviously was the driving factor last year. I had no new buyer orientations. The normal activities for the year became abnormal. Along that vein, the most significant thing I had happen was a shareholder dying in his unit. Said shareholder did not have any directives whatsoever, so I beg all of you to make sure you have some sort of directives in place.

Mike Lessin

2020-2021 Director's Annual Report for Mutual 4, Leisure World, Seal Beach
May 26, 2021

As we continue through the second year of the pandemic, Mutual 4 is beginning again to work on its two replacement projects, new copper pipes in the buildings and units and reroofing. Currently the last five buildings are receiving the pipes, and new roofs will be installed in some buildings beginning in June.

Sales of our units are at an all time high in Leisure World. At a meeting I attended last week, it was announced that there were currently only 27 units available for sale in all of Leisure World. It is the board's responsibility to help keep up the structure and infrastructure of our buildings. Therefore, our next large project will probably be the replacement of our sewer lines. Our CFO, Suzi Smith, tells us she is preparing to save every penny she can for this project.

My duties, as assigned, have included new buyer interviews, presale inspections with Kevin Black, and monitoring the GRF Recreation and Mutual Administration meetings. I also helped as a volunteer at the Covid vaccine clinic.

A special thank you to all the GRF departments who helped make my duties easier:

Physical Properties, especially Kevin Black, our inspector

Service Maintenance

Stock Transfer and Mutual Administration, Jodi Hopkins was accomplishing several positions at one time, and Anna Gamboa

Recreation, as they ran the Covid clinics

The library and all its personnel who kept me sane with books and audios during the lockdowns

The Optum Clinic for all the personnel who come into Leisure World to administer the Covid vaccines

And a thank you to all our volunteers, building captains, directors, and wonderful shareholders.

Respectfully submitted,



Jan Kuhl

Director, Mutual 4

May 26, 2021

Mutual 4 Annual Meeting Report

It has been an unusual year for Mutual 4. Covid has impacted every aspect of life in Leisure World. I have been assigned to planning of events. Since all clubhouses have been closed for the past year there have been none of the usual events that we all love.

That does not mean that there has been nothing to do for your board. Plumbing, electrical and other problems still need to be addressed. Postponement of re-piping and roofing projects have required Board decisions and sales of units have continued.

During the early months of the pandemic many shareholders volunteered to sew masks for health workers in hospitals, and later for Leisure World residents. The Board has continued to provide services to residents and respond to residents needs. We have continued to be engaged with making sure that the Mutual is prepared to deal with the many challenges that are necessary to maintain the excellent standard of living that we all enjoy and to ensure that we are ready to meet the need to comply with changing legislation and regulations.

With the easing of the Covid pandemic we look forward to a gradual return to normalcy.

Mutual Four Golden Rain Fountain Director

Annual Meeting Report May 26, 2021

I have been your representative on the GRF Board of Directors for three years and it has been an honor.

The past year was like no other in our lifetimes. COVID-19 shook the world. Many, many people were very sick and many died. The proudest moment I have had, serving on the GRF Board, was when our Administrator made it his top priority to get us through this crisis. We were one of the first small sites to have a vaccination plan. During this past year, 9,760 shots (first and second doses) were administered. Approx. 4,800 residents of our 9,000 residents received vaccinations right here. No long lines at Disney Land Parking lot or Dodger Stadium for us. We were so privileged to be able to get our shots right in our community. Very orderly and safe.

Over the past year, 90% of the GRF meetings have taken place (and Mutual Board Meetings also) on Zoom.

I was elected as corporate secretary and have learned so much this past year.

I also was co-chairman of -
MAC (Mutual Administrative Committee)
And, Communications/IT Committee

I was also on SPAH Committee (Strategic Planning)
Ad Hoc Committee

And two NEW very important Ad Hoc Committees:

Assembly Bill 3182 (Renting) Ad Hoc Committee

And COVID-19 Ad Hoc Committee

With both of these committees, no one knew what to expect. No one knew how to prepare to deal with these very real changes in all of our lives. We had to think of the worst case scenario and the best. I am certain that the decisions recommended

by these committees helped the entire community to stay safe during the first year of COVID and be ready for any changes in our everyday living with the possibility of Renters in Leisure World.

Thank you so much for the opportunity to work toward the betterment of this entire community and to be a part of Mutual Four.

Marsha Gerber

Marsha Gerber



2020/2021 Annual Report

Together Again

Dear Mutual Four Board and Shareholders

On March 11, 2020, the word came to a standstill with the declaration of COVID-19 as a global pandemic. 430 plus days have now gone by since then, with over 325 days of operation under the 2020/21 Board terms. We stood together during this confusing and difficult time. Together we have seen our priorities massively shift due to COVID-19, and it was eye opening, how much can change in a short period of time, how much we took for granted.

We held our community together during this time of challenge, we adapted, we stayed strong, and ultimately, We Are Prevailing.

The odds are pretty high that each of us may have suffered a loss, knew someone who had to endure this horrible disease, and experienced social isolation though stay at home orders. We lost the opportunity to shake hands, the gift of a smile, or even a hug to someone in need.

How will this term be remembered? The masks we wore, loss of control in our everyday lives being snatched away from living behind closed doors and as a community being brought face to face with our new reality. But from this term, I believe something wonderful has emerged. Can the past year, in fact, become the best year of our lives? 2020/21 Board terms has reminded us, every day, that our collective lives are intertwined in more ways than we can appreciate.

We are each other's safekeepers. Each other's hope.

We learned to value the interconnectedness that binds us.

We were all part of helping and supporting each other. This is evident in the many acts of goodness, kindness, and random acts of compassion we've seen over the past few months. This is the founding premise of our community, "neighbors helping neighbors."

Yes, we accomplished many projects (see attached), with the key project being **togetherness** and community unity.

Please take some time today to think about what we have accomplished together. Our commitment to our very special community and how much we value our safe and healthy home.

I want to thank the GRF Board, Mutual Boards and all Shareholders of Leisure World Seal Beach for raising to the many challenges. I could not imagine enduring what we have all endured together without you.

The following quote sums up perfectly who we are:

“Isn’t everyone a part of everyone else”

Budd Schulberg

Thank you for allowing us to be part of your community and your lives.

Respectfully submitted.

Randy Ankeny



2020/2021 Project Report

During the GRF 2020/2021 GRF Board Term the following projects were approved

- Trust property enhancement and renovation, Fitness Center, Reserve Funding in the amount of \$170,950 and Capital Funding in the amount of \$61,505 – Completed.
- Installation of an Orange County Registrar of Voters, On Site Ballot Drop Box.
- Annual Flu Shot Clinic, provided through Optum Care.
- 2020 Paving Project, Reserve Funding in the amount of \$630,511 - Completed.
 - Northwood – Del Monte to St. Andrews
 - Oakmont
 - Church Place
 - CH2 Parking Lot (Between CH2 and RV Lot)
 - CH3 and CH4 Parking lots
 - Foxburg
- Installation of Synology NAS Backup Solution for enhance data storage, Capital Funding in the amount of 3,556 – Completed.
- Replaced the Forklift, Reserve funding in the amount of \$26,336.10 – Completed.
- Landscape replacements (CH2 and Service Maintenance), Reserve Funding in the amount of \$5,690 – Completed.
- Installation of Paramount Workplace Solution Software (Purchasing Requisition), Capital funding in the amount of \$41,220 and Non-Budget Operational funding in the amount of \$3,780 – Completed.
- Trust property enhancement and renovation, Amphitheater Loft (Center for Performing Arts), Capital Funding in the amount of \$30,000 – Completed.
- 2020 Paving Project (Additional street replacement), Foxburg Road, Reserve funding in the amount of \$106, 225 – Completed.
- Trust property enhancement, Pedestrian Safety Fences (St Andrews and CH3), Reserve funding in the amount of \$21,465 – Completed.
- Renaming of Trust Property, the Golf Course was renamed to Turtle Lake Golf Course.
- Trust property enhancement and renovation, RV lot main entrance, \$ 23,600
- Sewer Lift Station, Core Components replacements, Reserve funding in the amount of \$25,547 – Completed.
- COVID-19 Vaccine Program, First Special Dispensing Point of Vaccine in Orange, 4,915 community members were vaccinated.

- Trust property enhancement and renovation, Purchasing Department Office improvements and ergonomics solutions, Capital Funding in the Amount of \$3,000 – Completed.
- Street Project, Spandrel Replacement on El Dorado, Reserve Funding in the amount of \$9,512 – Completed.
- Trust property enhancement and renovation, CH2, Pools and Game Room, Reserve Funding in the amount of \$189,688 and Capital Funding in the amount of \$74,883 – In process, with a June 2021, completion.
- Trust property enhancement and renovation, Phase Two, Administration Workstation and ergonomics, Reserve Funding in the amount of \$4,000 and Capital Funding in the amount of \$2,150 - Project start, June 2021 with an estimated 6-week project period.
- HVAC Replacement, CH6, Unit 4, Reserve Funding in the amount of \$9,500 – Completed.
- Trust property enhancement and renovation, CH3 Fireplace renovation (removal of surround and new stone veneer), Capital funding in the amount of \$10,000 - Project to start, July 2020 with a 6-week project period.
- Trust property enhancement and renovation, Building 5, Elevator upgrades, Reserve Funding in the amount of \$50,097 - Project to start, July 2020 with a 6-week project period.



ANNUAL SHAREHOLDERS' MEETING 2021

Dear Leisure World Seal Beach Shareholders and Homeowners,

Thank you for your presence here today either via Zoom, telephone or in person. We would like to first acknowledge each and every one of you for your patience and strength during this challenging year. We saw our beautiful community come together and provide services with friendly covered smiles and we are so incredibly proud of that.

Thank you to all the volunteers at every level that made the year possible. To all who contributed to the COVID clinic, thank you. We saw the lines of residents who got their first and second vaccine. People helped their friends and neighbors register and drive them out for their appointment. We saw the friendly faces staying late to make sure that all those with appointments got their vaccination. When a community comes together, to look after one another, we achieve great things like this.

As a community we heard the voices of the shareholders to open the amenities, although limited, we look forward to seeing all of the wonderful resources we have to offer available once again to everyone. It was all of you who stepped up and with patience taking steps towards our new normal. We applaud you all who went with the many changes, and yes, some last-minute changes, as they happened with optimism.

Thank you as we could never do anything here in Leisure World without the vision, ideas, labor, and support of all of you who volunteer on the boards and committees. Thank you to the Mutual Board of Directors for your dedication, loyalty, commitment, experience, and resources to the job of making life better for all of us. Thank you to the Mutual Directors whom year after year commit to represent their shareholders, effectively run their Mutuals, and provide insightful knowledge to staff.

Our team of staff members, thank you for aiding in the growth of our Community by incorporating everyone and working for the good of all. We will continue to have many successful years.

Thank you to our Executive Director, Mr. Ankeny for continuing to spearhead our way out of this historical period. The work continues and we look forward to working with a team dedicated to providing the best to our community.

In closing, my sincere appreciation and gratitude. Thank you all, we wish everyone a happy and healthy rest of the year. And if you need us, you know where to find us! 😊

Sincerely,
Jodi Hopkins, Mutual Administration Director
Anna Gamboa, Portfolio Specialist
Ripa Barua, Portfolio Specialist

