

**MINUTES OF THE REGULAR MONTHLY MEETING OF
THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
May 10, 2023**

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 Vice President Conley at 9:04 on Wednesday, May 10, 2023, in Conference Room A and via Zoom Conference Call.

PLEDGE OF ALLEGIANCE

Chief Financial officer called for Vice President Conley to lead the Pledge of Allegiance.

ROLL CALL

Present: President Levitt, Vice President Conley, Secretary Kuhl,
Chief Financial Officer Green, Director Glasser.

Absent: Director Smith

GRF Representative: GRF Representative Gerber (Joined Via Zoom at 8:30 a.m.)

Guests: Eleven Mutual Four shareholders (in person)
One Mutual Four shareholders (via zoom)

Staff: Mr. Quental, Building Inspector
Ms. Hopkins, Director of Mutual Admin (via zoom)
Ms. Hall, Director of Member Services
Ms. Schultze, Mutual Accountant
Ms. Barua, Senior Portfolio Specialist
Mr. Jackson, Portfolio Specialist

MINUTES

Following a discussion and upon a MOTION duly made by Secretary Kuhl and seconded by Vice President Conley, it was

RESOLVED to approve the Regular Meeting Minutes of April 12, 2023, as corrected.

The MOTION passed unanimously.

BUILDING INSPECTOR'S REPORT

Building Inspector Mr. Quental presented his report (attached).

Following a discussion and upon a MOTION duly made by President Levitt and seconded

**BOARD OF DIRECTOR
MUTUAL FOUR**

May 10, 2023

by Vice President Conley it was

RESOLVED to approve Fenn Termite and Pest Control 3-Year contract from 2023-2026 at a cost not to exceed \$29,238.00. Funds to come from operating and authorize president to sign any necessary documentation.

The MOTION passed unanimously.

Following questions, Mr. Quental left the meeting at 9:41 a.m.

GRF REPRESENTATIVE REPORT

GRF Representative Ms. Gerber, presented a verbal report.

Following questions Ms. Gerber left the meeting at 10:18 A.M.

SECRETARY'S REPORT / CORRESPONDENCE

Secretary Kuhl received Hughsten Smiths resignation as of May 10, 2023.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Green provided an update.

UNFINISHED BUSINESS

Following a discussion and upon a MOTION duly made by President Levitt and seconded by Secretary Kuhl, it was

RESOLVED to ratify proposed rule change by amending Rule 04-7501-1 Golf Cart Pad; The 28-day posting requirement has been met.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Levitt and seconded by Secretary Kuhl, it was

RESOLVED to approve the Circuit Breaker Replacement Plan for Mutual Four by identifying the units that need replacement of Circuit Breakers .

The MOTION passed unanimously.

NEW BUSINESS

The Board Discussed following up on the email services for the directors.

President Levitt called for a break at 11:03 a.m.

The meeting was called back to order at 11:27 a.m.

Vice President Conley stepped out at 11:28 a.m.

Vice president Conley returned at 11:31 a.m.

PORTFOLIO SPECIALIST'S REPORT

Portfolio Specialist Barua did not present a report.

COMMITTEE REPORT

Mutual Administration Committee
Secretary Kuhl Provided an update.

Recreation Committee
Secretary Kuhl provided no update.

Physical Property Committee
Vice president Conley provided a verbal update.

Landscape Committee
No update provided.

Special Events Committee
No update provided.

Electric Vehicle Committee
Chief Financial Officer Green provided a verbal update.

ANNOUNCEMENTS

ANNUAL MEETING: Wednesday, May 24, 2023, at 10:00 a.m., Location: Clubhouse 4/Via Zoom Conference Call

NEXT MEETING: Wednesday, June 14, 2023, Open Forum begins at 8:30 a.m. and the Meeting begins at 8:45 a.m. in the Administration Building, Conference Room A and via Zoom Conference Call.

DIRECTOR'S COMMENTS

No Director made a comment.

SHAREHOLDER COMMENTS

No shareholder made a comment.

ADJOURNMENT

There being no further business to conduct, President Levitt adjourned the meeting at 11:36 a.m. and announced there would be an executive session following the meeting to discuss member issues.



Attest, Jan Kuhl, Secretary
SEAL BEACH MUTUAL FOUR
AJ/RB 05/10/23

**RESOLUTIONS IN THE REGULAR MONTHLY MEETING
OF April 12, 2023**

RESOLVED to approve the Regular Meeting Minutes of April 12, 2023, as written.

RESOLVED to move to ratify proposed rule change by amending Rule 04-7495-01 Solar Panel System Rules and Requirements; The 28-day posting requirement has been met.

MONTHLY MUTUAL INSPECTOR REPORT

MUTUAL: **(04) FOUR**

DATE: **MAY**

INSPECTOR: **RYAN QUENTAL**

PERMIT ACTIVITY

UNIT #	WORK DESCRIPTION	GRF/CITY PERMIT	START DATE	FINISH DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
42-E	CARPORT CABINET	GRF	04/11/23	05/30/23	NO		MP CONSTRUCTION
43-H	HVAC	BOTH	01/09/23	11/11/23	NO		GREENWOOD
47-I	REMODEL	BOTH	06/27/22	03/01/23	YES	11/28/22 - DRYWALL	HANDYCREW
47-L	WINDOWS	BOTH	07/30/21	02/28/23	YES		ROBERTS CONSTRUCTION
49-F	SOLAR PANELS	BOTH	12/09/21	01/31/22	NO		SOLARMAX
49-G	CART PAD	GRF	04/13/23	04/18/23	NO		ANGUIANO LAWN CARE
49-I	REMODEL	BOTH	04/05/23	07/30/23	NO		MP CONSTRUCTION
50-K	SHOWER CUT DOWN	BOTH	12/29/22	01/29/23	NO		NUKOTE
52-E	ENTRYWAY/WALLS	GRF	03/27/23	07/30/23	NO		LW DÉCOR
77-E	COUNTER TOPS	BOTH	03/01/23	04/15/23	YES		JC KRESS
81-A	PATIO	GRF	01/15/23	03/12/23	NO		MJ JURADO
81-L	COUNTER TOPS	BOTH	03/01/23	06/30/23	YES	4/20/23 - FINAL	MP CONSTRUCTION
82-G	1/2 BATH	BOTH	07/06/22	03/18/23	YES	4/13/23 - LATH/ELECTRICAL	LOS AL BUILDERS
84-J	SHOWER REFINISH	BOTH	04/11/23	05/11/23	NO		NU-KOTE
85-D	SHOWER CUT DOWN	BOTH	03/06/23	04/06/23	NO		NU-KOTE
86-A	REMODEL/PATIO	GRF	04/11/22	08/31/23	NO	1/30/23 - DRYWALL	BA CONSTRUCTION

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FINAL	FCOEI	RELEASE OF FUNDS	ACTIVE	CLOSING	CLOSED
37-I		03/02/23	04/10/23	04/11/23	04/21/23		13	3	5
44-F		01/27/23							
50-A		09/27/22							
50-F		04/20/23							
51-G		04/20/23							
51-L		01/27/23	02/08/23	02/08/23	02/21/23				
52-J		04/14/23							
76-I		04/20/23							
77-E		03/20/23							
81-E		11/01/22							
83-K		02/13/23	03/24/23	04/03/23	04/13/23				
84-F		03/30/23							
88-E		03/22/22							

NMI = New Member Inspection
 PLI = Pre-Listing Inspection
 NBO = New Buyer Orientation
FCOEI = Final Close of Escrow Inspection

CONTRACTS & PROJECTS

CONTRACTOR	PROJECT	EXPIRATION
Total Landscape	Landscape Maintenance	12/31/2023
Fenn Pest Control	Termites on Wednesday Only	4/30/2023

SHAREHOLDER & MUTUAL REQUESTS

SHAREHOLDER	MUTUAL
45G - Carport cabinet lock removal.	Exterior Electrical Panel Doors
83J - Shower floor refinish.	
81I - Porch light replacement.	
88A - Fridge replacement question.	
76E - Bathroom exhaust fan issue.	
42D - Roof gutters overflowing.	

SEAL BEACH MUTUAL NO. FOUR

SHAREHOLDER REGULATIONS

Golf Cart Pad Electric Pad

1
2 A temporary parking or charging pad (“pad”) may be installed adjacent to an apartment. Such
3 pads shall not be considered a permanent change to the unit but charging of carts and scooters.
4 Shareholders must follow the established guidelines below:

5
6 1. All pad requests must be submitted in writing **by the contractor** to the Mutual Board of
7 Directors (“Board”) and be accompanied by a photo of the proposed location. Board approval
8 will be on a case-by-case basis.

9
10 2. A permit must be obtained from the Golden Rain Foundation (“GRF”) Physical Property
11 Department before a pad is installed.

12
13 3. ~~The pad shall be constructed of an interlocking concrete pavement blocks that sit on a bed
14 of concrete sand and allow the opening of the blocks to be filled with sand or decorative
15 block. All approvals are subject to installation specifications. The opening will then be filled
16 with approved artificial grass.~~

17
18 4. ~~The pad must not exceed 6 feet wide, that includes a 3” mow strip boarder on all sides.~~

19
20 5. The cost of installing a **Turfstone** pad will be at the shareholder’s expense.

21
22 6. Any modifications to the existing sprinkler system that are required as a result of the
23 approved pad installation shall be at the shareholder’s expense.

24
25 7. In no case shall more than one pad per unit be approved.

26
27 8. Pads can only be used for parking **golf cart** and charging electric carts. ~~All other uses of pad
28 are prohibited.~~

29
30 9. The pad is to be removed by the shareholder at his or her expense if shareholder **no longer
31 has a golf cart and has no intention of acquiring another one.**

32
33 10. The pad shall be removed upon resale or transfer of the share stock, at the seller’s expense,
34 unless the buyer **has a cart, or may acquire a cart and agrees in writing to adhere to this cart
35 policy.**

36
37 ~~11. For safety reasons, all electric carts shall have a rear view mirror, directional signals, 36
38 headlights, taillights and brake lights in good operating condition. Headlights shall be used
39 37 when driving in darkness. 38~~

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41 ~~12. The Board of Directors recommends that any electric cart owner obtain sufficient insurance 39
42 to protect themselves in case of personal injury or damage to the Mutual’s property or another~~

(Apr 2023)

SEAL BEACH MUTUAL NO. FOUR

SHAREHOLDER REGULATIONS

Golf Cart Pad Electric Pad

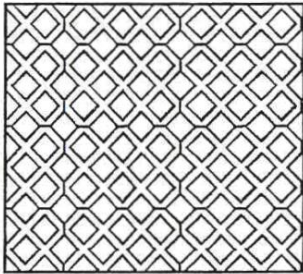
40 person's property.

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~~13. The pad shall be removed upon the resale or transfer of the share of stock, at the seller's expense, unless the buyer has an electric cart and agrees, in writing, to adhere to this electric cart pad policy.~~

SEE INSTALLATION SPECIFICATIONS BELOW

thickness	stone size	approx. weight	approx. stones/pallet	approx. lbs./pallet	approx. stones/sq.ft.	approx. sq.ft./pallet
80 mm	15.6" x 23.5"	57 lb.	48	2736	0.39	122



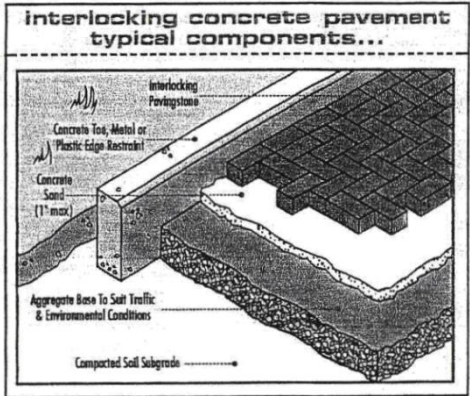
Unlimited design possibilities...

- Patios
- Pool Decks
- Walkways
- Driveways
- Intersections
- Shopping Malls
- Medians
- Sidewalks
- Roadways
- High Traffic Areas
- Show Room Floors
- and Much More

INSTALLATION

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1. Excavate unsuitable, unstable, or unconsolidated subgrade material and compact the area which has been cleared. Backfill and level with dense graded aggregate suitable for base material (typically 3 to 6 inches for pedestrian and light vehicular traffic).
2. Install edge restraint using concrete curb, concrete toe, or Dimex Edge Pro.
3. Place bedding course of sharp normal weight screening or concrete sand to a uniform depth of approximately 1" leveled to grade.
4. Install Interlocking Pavers hand tight with joints approximately 1/8".



(Apr 2023)

SEAL BEACH MUTUAL NO. FOUR

SHAREHOLDER REGULATIONS

Golf Cart Pad Electric Pad

- 63 5. Where required, cut stones with an approved cutter to fit accurately.
- 64 6. Tamp paving stones with mechanical vibrator uniformly level true to grade and free of
- 65 movement.
- 66 7. Fill voids in joints by sweeping dry fine sand over pavers.

67
68 **Document History**

69 Adopted: 09 Sep 2012 Amended: 10 May 2023

70 **Keywords:** Mutual Four Golf Cart Pad

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