

**MINUTES OF THE REGULAR MONTHLY MEETING OF
THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOUR
June 14, 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 President Levitt at 8:45 a.m. on Wednesday, June 14, 2023, in Conference Room A and via Zoom Conference Call.

PLEDGE OF ALLEGIANCE

President Levitt 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, Directors Glasser, Potter and Falconer.

GRF Representative: GRF Representative Gerber (**Absent**)

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

Staff: Mr. Quental, Building Inspector (**via zoom**)
Ms. Barua, Sr. 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 May 10, 2023, as presented.

The MOTION passed unanimously.

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

RESOLVED to approve the Organizational Meeting Minutes of May 24, 2023, as presented.

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 Vice President Conley and seconded by Director Glasser it was,

RESOLVED to approve the "Fenn Termite & Pest Control" contract to service and maintain Mutual No. Four Bait Station for a two-year period from 2023-2025, at a total cost not to exceed \$294 for year one, \$336 for Year Two, and \$336 for Year Three. Funds to come from Operating Budget line item "Pest Control" and authorize the president to sign the contract.

The MOTION passed unanimously.

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

RESOLVED to approve the electrical contract from Greco Design and Development for replacement of the exterior Electrical Panel Doors and Phone Doors at a cost not to exceed \$54,925. Funds to come from Structural Reserves and authorize the President to sign any necessary documentation.

The MOTION passed unanimously.

Sr. Portfolio Specialist left the meeting at 9:16 a.m. and returned at 9:17 a.m.

Following a discussion and upon a MOTION duly made by Secretary Kuhl and seconded by Director Glasser it was,

RESOLVED to approve the Block Wall proposal at Unit 42-L. Work to be done by MJ Jurado at the shareholder's expense.

The MOTION passed unanimously.

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

RESOLVED to approve the patio proposal at Unit 44-F. Work to be done by MP Construction at the shareholder's expense.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Vice President Conley and seconded by Director Glasser it was

MOTION FAILED to approve the Cart Pad proposal at Unit 84-J. Work to be done by MJ Jurado at the shareholder's expense.

The **MOTION FAILED** unanimously.

Following questions, Mr. Quental left the meeting at 10:00 a.m.

GRF REPRESENTATIVE REPORT

GRF Representative, Ms. Gerber, was not present.

SECRETARY'S REPORT / CORRESPONDENCE

Secretary Kuhl receive no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Green provided an update.

UNFINISHED BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Green and seconded by Vice President Conley, it was

RESOLVED to propose a rule change amending Rule 04-7507-1 – Golf Cart Pad of the Rules and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

The MOTION passed unanimously.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Vice President Conley, and seconded by Chief Financial Officer Green, it was

RESOLVED I move to approve that Mutual Four authorizes the Board's President and/or duly appointed officer to act on behalf of the Board to execute the Notice of Intent to Withdraw.

The MOTION passed unanimously.

**BOARD OF DIRECTOR
MUTUAL FOUR**

June 14, 2023

Following a discussion and upon a MOTION duly made by Chief Financial Officer Green and seconded by Secretary Kuhl, it was

RESOLVED to deny that Mutual Four receives one hard copy of the various mutuals' monthly minutes in their mailbox in the Mutual Workroom.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Vice President Conley and seconded by Chief Financial Officer Green, it was

RESOLVED to approve that Mutual Four does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax Statement.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Green and seconded by Secretary Kuhl, it was

RESOLVED to deny that the Mutual Four Board of Directors authorizes the Mutual Administration Department to release director contact information as requested.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Levitt and seconded by Chief Financial Officer Green, it was

RESOLVED to approve that the Mutual Four meeting minutes disclose "yes" votes, "no" votes, and abstentions in the meeting minutes.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Green and seconded by Vice President Conley it was

RESOLVED to deny a commitment by the Board of Directors of Mutual Four, to help support the unified mission of the collective mutuals of Leisure World Seal Beach, to ensure appointments are made to meet with GRF staff.

The MOTION passed unanimously.

President Levitt Called for break at 11:00 a.m. and returned at 11:15 a.m.

Stock Transfer Manager Estrada entered the meeting at 11:31 a.m.

PORTFOLIO SPECIALIST'S REPORT

No report presented.

COMMITTEE REPORT

Mutual Administration Committee

Secretary Kuhl did not present an update.

Recreation Committee

Secretary Kuhl did not present an update.

Physical Property Committee

Vice president Conley did not present an update.

Landscape Committee

No update provided.

Special Events Committee

No update provided.

Electric Vehicle Committee

Chief Financial Officer Green did not provide an update.

ANNOUNCEMENTS

NEXT MEETING: Wednesday, July 12, 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 11:34 a.m. and announced there would be an executive session following the meeting to discuss member issues.

SEAL BEACH MUTUAL NO. FOUR

SHAREHOLDER REGULATIONS

Golf Cart Pad

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~~3. The Board of Directors requires any cart owner to obtain sufficient insurance to protect themselves in case of personal injury or damage to the Mutual's property or another person's property.~~

~~4. Damage caused by a Shareholder, caregiver, family member, guest, or vendor shall be the responsibility of the Shareholder.~~



MONTHLY MUTUAL INSPECTOR REPORT

MUTUAL: **(04) FOUR**

DATE: **JUNE**

INSPECTOR: **RYAN QUENTAL**

PERMIT ACTIVITY

UNIT #	WORK DESCRIPTION	GRF/CITY PERMIT	START DATE	FINISH DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
37-I	ABATEMENT	GRF	05/29/23	06/02/23	NO		P.E.A SOLUTIONS
43-B	SHOWER CUT DOWN	BOTH	06/09/23	07/09/23	NO		NU-KOTE
43-H	HVAC	BOTH	01/09/23	11/11/23	NO		GREENWOOD
47-I	REMODEL	BOTH	06/27/22	03/01/23	YES	5/5/23 - FINAL (NOT READY)	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	5/18/23 - FINAL (NOT READY)	ANGUIANO LAWN CARE
49-I	REMODEL	BOTH	04/05/23	07/30/23	NO	5/31/23 - INSULATION/LATH	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-D	ENTRY DOOR	BOTH	06/20/23	08/31/23	NO		LW DÉCOR
84-J	SHOWER REFINISH	BOTH	04/11/23	05/11/23	NO	6/2/23 - FINAL	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		12	4	6
44-F		01/27/23	04/26/23	04/26/23	05/08/23				
50-A		09/27/22							
50-F		04/20/23	06/08/23						
51-G		04/20/23							
52-J		04/14/23							
76-I		04/20/23							
76-L		05/24/23							
77-E		03/20/23	06/06/23	06/06/23	06/16/23				
81-E		11/01/22							
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/Attic Access Doors
47D - Porch ceiling paint peeling.	
84E - Cart pad proposal visit.	



Attest, Jan Kuhl, Secretary
SEAL BEACH MUTUAL FOUR
RB/AJ 06/14/23

**RESOLUTIONS IN THE REGULAR MONTHLY MEETING
Of June 14, 2023**

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RESOLVED to deny a commitment by the Board of Directors of Mutual Four, to help support the unified mission of the collective mutuals of Leisure World Seal Beach, to ensure appointments are made to meet with GRF staff.