

**MINUTES OF THE REGULAR MONTHLY MEETING OF  
THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL FOUR  
April 12, 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 8:45 a.m. on Wednesday, April 12, 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, Director Glasser

Absent: Directors Smith

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

Guests: Three Mutual Four shareholders (in person)  
Two Mutual Four shareholders (via zoom)

Staff: Mr. Quental, Building Inspector (via zoom)  
Mr. Mario, Director of IT (Joined @ 9:03)  
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 March 8, 2023, as corrected.

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 Emergency Meeting Minutes of March 12, 2023, as written.

The MOTION passed unanimously.

**GUEST SPEAKER**

Mr. Mario arrived at the meeting at 9:03 A.M.

Following questions Mr. Mario Left the meeting at 9:18 A.M.

**BUILDING INSPECTOR'S REPORT**

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

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

RESOLVED I move to approve the patio proposal at Unit 47-I. Work to be done at the shareholder's expense.

The MOTION passed unanimously.

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

RESOLVED I move to approve the Solar Panel System proposal at Unit 49-F. Work to be done at the shareholder's expense.

The MOTION passed with Three "Yes" votes (Vice president Conley, President Levitt, and Director Glasser) and Two "No" Votes. (Chief Financial Officer Green, and Secretary Kuhl)

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

RESOLVED I move to approve the Cart Pad proposal at Unit 49-G. Work to be done at the shareholder's expense.

The MOTION passed unanimously.

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

RESOLVED I move to approve the revised porch wall proposal at Unit 52-E. Work to be done 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 President Levitt, it was

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RESOLVED I move to approve the Cart Pad proposal at Unit 84-J. Work to be done at the shareholder's expense.

The MOTION Failed unanimously.

Following questions, Mr. Quental left the meeting at 9:58 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**

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 President Levitt and seconded by Vice president Conley, it was

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.

The MOTION passed unanimously.

**NEW BUSINESS**

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

RESOLVED move to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of March 2023.

The MOTION passed unanimously.

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

RESOLVED to propose a rule change by amending 04-7507-1 Electric Cart Pad 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.

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

RESOLVED to authorize Mutual 4 Board of Directors to have an email address of \$6.00 per month per Director for a total cost not to exceed \$60.00 per month, with a contingency of 10%. Funds to come from Miscellaneous and authorize the President to sign any necessary documentation. GRF IT Department to assist in set up.

The MOTION passed unanimously.

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

RESOLVED to appoint Accurate Voting Services as Mutual Four's Inspectors of Election for the 2023-2024 Election of Directors

The MOTION passed unanimously.

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

RESOLVED Per the Mutual's Bylaws, Article IV, Section 7, I Dan Conley Shareholder of Mutual Four Unit 85-A, intend to vote cumulatively for the Elections of Directors for the 2023-2024 term of office.

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 to cancel the May Monthly Board Meeting due to the Annual Election Meeting.

The MOTION Failed unanimously.



**BOARD OF DIRECTOR  
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PORTFOLIO SPECIALIST'S REPORT**

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Portfolio Specialist Barua presented her report (attached).

**COMMITTEE REPORT**

Mutual Administration Committee  
Secretary Kuhl Provided no update.

Recreation Committee  
Secretary Kuhl provided an update.

Physical Property Committee  
No update provided.

Landscape Committee  
No update provided.

Special Events Committee  
No update provided.

Electric Vehicle Committee  
Director Green provided an update.

**ANNOUNCEMENTS**

**NEXT MEETING: Wednesday, May 10, 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**

One 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 04/12/23

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

RESOLVED to approve the Regular Meeting Minutes of March 8, 2023, as written.

RESOLVED to approve the Emergency Meeting Minutes of March 12, 2023 as written.

RESOLVED to approve the patio proposal at Unit 47-I. Work to be done at the shareholder's expense.

RESOLVED to approve the Solar Panel System proposal at Unit 49-F. Work to be done at the shareholder's expense.

RESOLVED to approve the Cart Pad proposal at Unit 49-G. Work to be done at the shareholder's expense.

RESOLVED to approve the revised porch wall proposal at Unit 52-E. Work to be done at the shareholder's expense.

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.

RESOLVED move to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger and delinquent assessment receivable reports for the month of March 2023.

RESOLVED to propose a rule change by amending 04-7507-1 Electric Cart Pad 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.

RESOLVED to authorize Mutual 4 Board of Directors to have an email address of

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\$6.00 per month per Director for a total cost not to exceed \$60.00 per month, with a contingency of 10%. Funds to come from Miscellaneous and authorize the President to sign any necessary documentation. GRF IT Department to assist in set up.

RESOLVED to appoint Accurate Voting Services as Mutual Four's Inspectors of Election for the 2023-2024 Election of Directors.

RESOLVED Per the Mutual's Bylaws, Article IV, Section 7, I Dan Conley Shareholder of Mutual Four Unit 85-A, intend to vote cumulatively for the Elections of Directors for the 2023-2024 term of office.