

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
A DAVIS-STIRLING ACT COMMON INTEREST DEVELOPMENT
ADMINISTRATION BUILDING CONFERENCE ROOM
December 19, Meeting Begins 9:15 a.m.
(Open Forum for shareholders/residents-2 minutes 9:00 a.m. to 9:15 a.m.)

CALL TO ORDER & *PLEDGE OF ALLEGIANCE* S. Luther-Stark

ROLL CALL C. Day

INTRODUCTION OF GRF REPRESENTATIVE'S, GUEST(S), AND STAFF: S. Luther-Stark
Mrs. Perrotti, GRF Representative Ms. Hopkins, Mutual Administration Director
Mr. Stone, GRF Representative Mr. Antisdell, Building Inspector
Ms. Day, Recording Secretary

APPROVAL OF MINUTES: **Regular Meeting of November 28, 2016**

BUILDING INSPECTOR'S REPORT J. Antisdell

PRESIDENT'S COMMENTS S. Luther-Stark

VICE PRESIDENT'S COMMENTS R. Collazo

CHIEF FINANCIAL OFFICER'S REPORT B. Schweitzer

SECRETARY'S COMMENTS D. Gambol

MUTUAL ADMINISTRATION DIRECTOR Ms. Hopkins

GRF REPRESENTATIVES' COMMENTS R. Stone, L. Perrotti

COMMITTEES:
Carport/Parking R. Collazo
Emergency Planning E. Merritt
Landscape D. Gambol
Physical Properties J. Barreras

OLD BUSINESS
a. Policy 7582 – Towing Vehicles S. Luther-Stark

NEW BUSINESS
a. Property Tax Postponement Program S. Luther-Stark
b. Two cars per unit – Discussion Only S. Luther-Stark

DIRECTORS' COMMENTS

ADJOURNMENT

EXECUTIVE SESSION IF NECESSARY (member issues; legal; approve previous minutes, if required)

STAFF WILL LEAVE THE MEETING BY 12:10 P.M.

NEXT REGULAR BOARD MEETING: Thursday, January 26, 2017
ADMINISTRATION BUILDING, CONFERENCE ROOM A

ka:12/12/16

INSPECTORS END OF THE YEAR MUTUAL REPORT

MUTUAL :: (01) ONE

INSPECTOR : JERRYANTISDEL

DATE:

12/19/2016

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-G	REMODEL/ADDITION	BOTH	08/20/16	06/20/16	YES	4/15/2016 DRYWALL	NATIONWIDE
1-G	REMODEL/ADDITION	BOTH	08/20/16	06/20/16	YES	06/24/16 FINAL	NATIONWIDE
3-A	HEAT PUMP	BOTH	09/06/16	10/06/16	NO	NONE	ALPINE
3-A	WINDOWS	BOTH	10/10/16	10/12/16	NO	11/17/16 FINAL	BODIES GLASS SERVICE
3-A	WASHER/DRYER	BOTH	10/24/16	11/30/16	NO	11/17/16 FINAL	BERGKVIST
3-A	WASHER/DRYER	BOTH	10/24/16	11/30/16	NO	10/25/16 FRAM/ELEC/PLU	BERGKVIST
3-J	SHOWER CUT DOWN	BOTH	08/22/16	09/22/16	NO	09/22/16 FINAL	NU KOTE
9-F	FLOORING	GRF	08/30/16	12/29/16	NO	09/09/16 FINAL	KARYS CARPET
9-H	KITCHEN COUNTER TOPS	BOTH	04/15/16	06/15/16	NO	NONE	LOS AL BLDRS
10-B	KIT/BATH COUNTER TOPS	BOTH	06/15/16	07/15/16	NO	07/11/16 FINAL	MAMUSCIA
10-K	TILE AT PATIO	GRF	06/06/16	06/06/16	NO	06/10/16 FINAL	OLD TOWN FLOORING
11-E	KIT/SKYLIGHT	BOTH	03/16/16	04/30/16	NO	06/17/16 FRAM/INSULATI	M&M
11-E	KIT/SKYLIGHT	BOTH	03/16/16	04/30/16	NO	09/27/16 FINAL	M&M
12-A	COUNTER TOPS	BOTH	07/28/16	08/28/16	NO	NONE	SWENMAN
12-A	COUNTER TOPS	BOTH	07/28/16	08/28/16	NO	08/10/16	SWENMAN
12-A	FLOORING	GRF	07/25/16	08/28/16	NO	10/05/16 FINAL	BIXBY PLAZA CARPET
13-f	CARPORT CABINET	GRF	06/08/16	06/30/16	NO	06/10/16 FINAL	GRECO
5-D	FLOORING	GRF	11/09/16	11/17/16	NO	NONE	KARYS CARPET
5-I	FLOORING	BOTH	11/05/16	06/30/16	NO	11/14/16 FINAL	KARYS CARPET
5-L	FLOORING	GRF	11/08/16	11/09/16	NO	NONE	GUNDERSON CARPET
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	NONE	LOS AL BLDRS
13-J	PATIO REMODEL BRICKS	GRF	08/26/15	11/18/16	NO	05/12/16 FINAL	M J JURADO SCALLOPS
14-F	STUCCO BAY WINDOWS	BOTH	10/24/16	11/18/16	YES	NONE	BERGKVIST
14-H	SHOWER CUT DOWN	BOTH	10/10/16	11/10/16	NO	NONE	NU KOTE
16-X	BRICK AT FRONT OF UNIT	GRF	09/14/15	10/31/15	NO	05/12/16 FINAL	LOS AL BLDRS SCALLOPS
18-A	TILE/BLOCKS/GATE	GRF	06/29/16	07/15/16	NO	NONE	M&M SKYLIGHTS
18-D	DISHWASHER/ PANEL	BOTH	09/06/16	10/31/16	NO	10/03/16 FINAL	LOS AL BLDRS
18-L	HEAT PUMP	BOTH	05/11/16	07/30/16	NO	05/27/16 FINAL	GREENWOOD
20-L	TILE AT PATIO	GRF	04/22/16	05/20/16	NO	10/05/16 FINAL	KARYS CARPET
18-D	FLOORING	GRF	08/16/16	10/30/16	NO	09/01/16 FINAL	KARYS CARPET
20-F	KTCHEN CAIBINETS	BOTH	08/22/16	10/22/16	NO	10/14/16 FINAL	NATIONWIDE
20-I	FLOORING	GRF	09/25/16	12/25/16	NO	10/03/16 FINAL	KARYS CARPET
22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	NONE	LOS AL BLDRS
22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	06-07[16 FRAMING/ELEC	LOS AL BLDRS
22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	06/08/16 DRYWALL	LOS AL BLDRS
22-J	KITCHEN COUNTER TOPS	BOTH	05/12/16	07/12/16	NO	09/09/16 FINAL	LOS AL BLDRS
22-J	WINDOWS	BOTH	07/21/16	08/16/16	NO	09/09/16 FINAL	OGAN
22-G	FLOORING	GRF	11/15/16	12/15/16	NO	NONE	KARYS CARPET
22-L	HEAT PUMP	BOTH	08/08/16	11/12/16	NO	10/18/16 FINAL	GREENWOOD
23-G	REMODEL	BOTH	09/28/15	10/30/15	NO	NONE	BORN AGAIN NOT DONE
24-D	FLOORING	BOTH	08/17/16	10/29/16	NO	09/01/16 FINAL	KARYS CARPET
24-F	REMODEL/ADDITION	BOTH	04/14/15	03/01/16	YES	NONE	FRED ELLROT NOT DONE
25-L	HEAT PUMP	BOTH	05/26/16	06/26/16	NO	06/24/16 FINAL	GREENWOOD
27-A	HEAT PUMP	BOTH	08/31/16	09/30/16	NO	09/01/16 FINAL	ALPINE
27-D	HEAT PUMP	BOTH	08/31/16	09/30/16	NO	09/01/16 FINAL	ALPINE
28-D	TILE AT PATIO	GRF	07/01/16	08/29/16	NO	08/11/16 FINAL	KARYS CARPET
28-F	HEAT PUMP	BOTH	06/27/16	08/27/16	NO	08/26/16 FINAL	GREENWOOD
30-A	HEAT PUMP	BOTH	03/28/16	06/20/16	NO	06/20/16 FINAL	GREENWOOD
30-B	FLOORING	GRF	09/15/16	12/11/15/16	NO	09/23/16 FINAL	KARYS CARPET
30-B	SHOWER CUT DOWN	BOTH	11/29/16	12/29/16	NO	NONE	NU-KOTE
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	NONE	KRESS
31-J	HEAT PUMP	BOTH	09/01/16	10/01/16	NO	10/01/16 FINAL	ALPINE
32-H	HEAT PUMP	BOTH	08/03/16	09/03/16	NO	08/25/16 FINAL	ALPINE
32-B	SHOWER CUT DOWN	BOTH	06/01/16	07/01/16	NO	10/05/16 FINAL	NU KOTE
32-K	SHOWER CUT DOWN	BOTH	09/15/16	10/15/16	NO	NONE	NU KOTE
34-F	FLOORING	GRF	10/25/16	11/25/16	NO	10/28/16 FINAL	KARYS CARPET
35-I	HEAT PUMP	BOTH	04/26/16	06/26/16	NO	05/12/16 FINAL	GREENWOOD

31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/16	NO	11/10/16 UNDERGROUND	KRESS
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	11/07/16 PLUMBING/ELE	BJ & COMPANY
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	12/02/16 FINAL	BJ & COMPANY
37-E	CARPET	GRF	07/28/16	07/28/16	NO	08/08/16 FINAL	KARYS CARPET
38-H	KITCHEN COUNTER TOPS	BOTH	05/10/16	06/30/16	NO	08/25/16 FINAL	LOS AL BLDRS
41-A	TILE AT PATIO	GRF	06/16/16	07/01/16	NO	10/05/16 FINAL	BIXBY PLAZA CARPET
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	11/10/16 HOT MOP	BJ & COMPANY
42-B	DECO BLOCKS	GRF	10/07/16	11/07/16	NO	NONE	M J JURADO
43-C	PATIO CLOSET/WASHER	BOTH	03/29/16	06/29/16	NO	4/20/16 FOOTINGS	LOS AL BLDRS
43-C	PATIO CLOSET/WASHER	BOTH	03/29/16	06/29/16	NO	10/05/16 FINAL	LOS AL BLDRS
43-E	SOUND PROOFING	GRF	09/01/16	10/01/16	NO	09/06/16 FINAL	LOS AL BLDRS
43-E	REMOVE TILE AT PATIO	GRF	10/07/16	10/10/16	NO	NONE	M J JURADO.
43-G	HEAT PUMP	BOTH	07/20/16	09/30/16	NO	08/24/16 FINAL	GREENWOOD
44-B	FLOORING	GRF	08/29/16	09/29/16	NO	09/21/16 FINAL	KARYS CARPET
45-B	SHOWER CUT DOWN	BOTH	09/06/16	10/06/16	NO	09/21/16 FINAL	NU KOTE
45-F	BLOCK WALL PATIO	GRF	05/10/16	05/30/16	NO	NONE	MJ JURADO
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	NONE	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	08/15/16 FOOTINGS	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	09/23/16 FRAM/PLUM/ELEC	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	10/04/16 DRYWALL	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	10/07/16 SCRATCH COAT	ALPHA MASTER BLDRS
46-G	HEAT PUMP	BOTH	09/01/16	12/01/17	NO	NONE	YES
47-A	HEAT PUMP	BOTH	09/14/16	11/14/16	NO	10/27/16 FINAL	GREENWOOD
48-D	WINDOW	BOTH	10/24/16	10/24/16	NO	11/16/16 FINAL	LOS AL BLDRS
49-L	DISHWASHER	BOTH	05/14/16	05/21/16	NO	06/01/16 FINAL	OGAN
51-B	TILE AT PATIO	GRF	06/01/16	06/30/16	NO	6/3/2016 FINAL	KARYS CARPET
49-D	WASHER/DRYER	BOTH	11/21/16	12/23/16	NO	NONE	LOS AL BLDRS
49-D	WASHER/DRYER	BOTH	11/21/16	12/23/16	NO	11/18/16 PLUMBING	
51-F	HEAT PUMP	BOTH	10/24/16	11/24/16	NO	11/03/16 FINAL	ALPINE
52-C	CONTER TOPS	BOTH	09/12/16	09/20/16	NO	11/07/16 FINAL	CALBATH & KITCHEN
52-E	SLIDER/WINDOW	BOTH	12/27/16	01/27/16	NO	NONE	SWENMAN
52-E	FLOORING	GRF	08/29/16	10/29/16	NO	09/08/16 FINAL	KARYS CARPET
52-L	FLOORING	GRF	11/03/16	11/03/16	NO	12/6/2016 FINAL	BIXBY CARPETS
53-A	WINDOWS	BOTH	08/15/16	09/05/16	NO	NONE	OGAN
53-A	WINDOWS	BOTH	08/15/16	09/05/16	NO	08/29/16 FRAM/ELCT/INSU	OGAN
53-A	WINDOWS	BOTH	08/15/16	09/05/16	NO	09/12/16 FINAL	OGAN
53-K	HEAT PUMP	BOTH	07/15/16	08/15/16	NO	08/15/16 FINAL	ALPINE
53-L	HEAT PUMP	BOTH	08/23/16	09/23/16	NO	11-22-16 FINAL	GREENWOOD
54-D	SHOWER CUT DOWN	BOTH	07/28/16	08/28/16	NO	08/04/16 FINAL	NU KOTE
54-F	CP CABINET	GRF	05/11/16	05/30/16	NO	06/01/16 FINAL	SHAREHOLDER
54-G	WINDOWS	BOTH	10/11/16	11/11/16	NO	11/03/16 FINAL	SWENMAN
54-I	WINDOS/SLIDERS	BOTH	09/05/16	10/05/16	NO	09/19/16 FINAL	SWENMAN
54-I	FLOORING	BOTH	09/10/16	12/29/16	NO	09/23/16 FINAL	KARYS CARPET
55-E	CEILING FAN	BOTH	09/13/16	09/14/16	NO	09/14/16 FINAL	OGAN
55-E	SHOWER/CUT DOWN	BNOTH	11/09/16	12/09/16	NO	12/01/16 FINAL	NU-KOTE
56-G	SHOWER/CUT DOWN	BOTH	04/26/16	05/26/16	NO	05/20/16 FINAL	NU-KOTE
56-G	CART PAD	GRF	06/23/16	06/30/16	NO	FINAL	JOHNS LANDSCAPE
56-I	SKYLIGHTS	BOTH	01/04/16	03/29/16	NO	5/06/16 FINAL	M&M
56-L	SHOWER CUT DOWN	BOTH	10/04/16	11/04/16	NO	10/13/16 FINAL	NU KOTE
56-L	HEAT PUMP	BOTH	07/14/16	08/14/16	NO	08/14/16 FINAL	ALPINE
57-E	CART PAD	GRF	09/19/16	09/23/16	NO	10/10/16 FINAL	JOHNS LANDSCAPE
57-G	AWNINGS	GRF	08/10/16	08/10/16	NO	08/15/16 FINAL	AAA AWNINGS
59-F	REMODEL KITCHEN	BOTH	01/16/17	02/28/17	NO	NONE	BERGKVIST
60-I	FLOORING	GRF	07/27/16	09/27/16	NO	08/11/16 FINAL	KARYS CARPET
60-L	HEAT PUMP	BOTH	06/24/16	08/11/16	NO	08/11/16 FINAL	ALPINE
61-A	AWNING	GRF	07/06/16	07/06/16	NO	10/05/16 FINAL	AAA AWNINGS
62-B	HEAT PUMP	BOTH	09/29/16	10/29/16	NO	10/05/16	ALPINE
62-D	SKYLIGHTS	BOTH	04/28/16	05/31/16	NO	07/06/16 FINAL	BERGKVIST

62-K	SHOWER	BOTH	04/25/16	05/25/16	NO	05/20/16 FINAL	NU-KOTE
63-G	REMODEL/ADDITION	BOTH	01/15/16	06/15/16	YES	4/15/16 SIDEWALK	ALPHA MASTER BLDRS
63-G	REMODEL/ADDITION	BOTH	01/15/16	06/15/16	YES	06/30/16 FINAL	ALPHA MASTER BLDRS
63-G	HEAT PUMP	BOTH	02/05/16	05/30/16	NO	NONE	YES
63-G	HEAT PUMP	BOTH	02/05/16	05/30/16	NO	07/01/16 FINAL	YES
61-J	WINDOWS/SLIDER	BOTH	11/08/16	12/08/16	NO	11/16/16 FINAL	SWENMAN
65-E	HEAT PUMP	BOTH	08/31/16	12/31/16	NO	NONE	GREENWOOD
65-G	ABATEMENT	BOTH	10/06/16	10/12/16	NO	NONE	P.W. STEPHENS ENVIRONMENTAL, INC.
65-K	HEAT PUMP	BOTH	06/28/16	08/30/16	NO	08/30/16 FINAL	GREENWOOD
66-A	SKYLIGHT	BOTH	06/10/16	07/10/16	YES	NONE	ALPHA MASTER BLDRS
66-A	SKYLIGHT	BOTH	06/10/16	07/10/16	YES	09/23/16 ELEC/FRAMING	ALPHA MASTER BLDRS
66-A	SKYLIGHT	BOTH	06/10/16	07/10/16	YES	09/28/16 DRYWALL	ALPHA MASTER BLDRS
66-A	SKYLIGHT	BOTH	06/10/16	10/20/16	YES	10/12/16 FINAL	ALPHA MASTER BLDRS
67-L							
68-E	SHOWER/CUT DOWN	BOTH	05/16/16	06/16/16	NO	10/05/16 FINAL	NU-KOTE
68-H	HEAT PUMP	BOTH	06/20/16	09/20/16	NO	09/08/16 FINAL	GREENWOOD
68-K	COUNTER TOPS	BOTH	04/11/16	05/05/16	NO	05/13/16 FINAL	LOS AL BLDRS
69-C	HEAT PUMP	BOTH	08/22/16	11/30/16	NO	10/28/16 FINAL	GREENWOOD
69-C	WINDOWS	BOTH	10/01/16	11/05/16	NO	10/28/16 FINAL	LOS AL BLDRS
69-D	WINDOWS /DOOR	BOTH	08/15/16	08/25/16	NO	08/31/16 FINAL	SUNRISE GLASS
69-E	FLOORING	GRF	10/25/16	11/25/16	NO	11/04/16 FINAL	KARYS CARPET
1-70	SATELLITE DISH	GRF	04/18/16	05/18/16	NO	10/05/16 FINAL	DIRECT TV

ALL SHADED AREAS HAVE BEEN SIGNED OFF

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-B		05/02/16	07/11/16	07/13/16	07/27/16	08/15/16	
1-F		07/02/16					
5-I		07/11/16	09/30/16	09/30/16	10/14/16	10/31/16	
6-D		09/27/16					
6-G		04/17/15	03/16/16	03/18/16	04/01/16		
6-L		12/30/13					
7-A		07/13/15	09/14/16	09/14/16	09/28/16	10/31/16	
7-B		03/09/16	03/11/16	03/24/16	04/06/16	04/13/16	
7-E		11/13/15					
8-G		08/11/16	09/07/16	09/12/16	09/26/16	10/31/16	
9-A		02/05/16					
9-F		05/11/16	07/13/16	07/18/16	08/01/16	08/15/16	
10-B		02/02/16	04/29/16	05/10/16	05/24/16	06/07/16	
10-E		03/03/15					
10-F		12/18/13					
11-C		02/18/16					
11-D		02/22/16	03/23/16	04/01/16	04/14/16		
11-E		09/27/16					
11-K		07/20/16	08/01/16	08/08/16	08/22/16	09/15/16	
12-A		03/15/16	07/01/16	07/01/16	07/18/16	07/29/16	
12-G		03/23/16	08/10/16	09/23/16	10/07/16	11/22/16	
13-A		04/13/16	10/12/16	10/12/16	10/21/16	12/12/16	
14-E		04/27/16	05/27/16	05/27/16	06/13/16	06/27/16	
14-J		08/31/16					
15-D	9/26/2016						
16-B		03/15/16	04/06/16	04/13/16	04/27/16	07/06/16	
16-H		12/23/15	05/25/16	05/27/16	06/13/16	06/27/16	
16-L	8/29/2016						
18-D		06/17/16	08/05/16	08/05/16	08/17/16	09/15/16	
18-J	12/9/2016						
19-K		04/06/16	04/22/16	05/11/16	05/25/16	07/06/16	
20-D		01/18/14					
20-F		05/02/16					
20-I		05/11/16	09/02/16	09/02/16	09/19/16	10/20/16	
21-G		10/01/14					
22-J		12/18/15	03/11/16	03/14/16	03/28/16	04/05/16	
24-A		10/25/16					
24-D		07/13/16	07/24/16	08/02/16	08/16/16	09/02/16	
24-E		07/13/16	08/03/16	08/04/16	08/18/16	09/21/16	
25-L	7/22/2016						
28-D		02/19/16	04/18/16	04/25/16	05/09/16		
28-F		05/02/16	05/25/16	05/31/16	06/14/16	07/27/16	
28-L		09/07/16					
29-A		03/29/16	06/27/16	06/28/16	07/13/16		
29-C		01/11/16					
30-B		09/27/16					
30-D	5/6/2016						
31-C		04/29/16	07/27/16	08/01/16	08/15/16	11/01/16	
31-J		03/23/16	06/22/16	06/22/16	07/06/16		
32-B		07/27/15	11/07/16	11/07/16	11/22/16	12/12/16	
34-B		02/10/16	03/12/16	03/14/16	03/28/16	04/13/16	
37-F		05/18/16	09/16/16	09/19/16	10/03/16	12/12/16	
37-E		10/10/15	06/29/16	06/29/16	07/13/16	08/16/16	
40-H		03/14/16	04/20/16	04/25/16	05/06/16	05/19/16	

41-B		06/08/16	07/20/16	07/22/16	08/05/16	08/31/16			
42-B		07/20/16	08/15/16	08/15/16	08/29/16	09/02/16			
41-A		11/14/16							
42-H		07/13/16							
46-D		08/31/16	10/05/16	10/05/16	10/19/16	10/26/16			
46-G		05/06/16	06/01/16	06/01/16	06/13/16	07/06/16			
46-J		04/14/14							
48-D		04/27/16	07/22/16	07/22/16					
49-D		07/29/16	10/10/16	10/12/16	10/26/16	11/01/16			
50-I		12/18/13							
50-H		08/24/16							
50-L		02/10/16	05/04/16	05/04/16	05/18/16	05/24/16			
52-E		09/28/16	10/24/16	10/24/16	11/07/16	12/12/16			
53-B		09/06/16							
54-I		05/17/16	08/05/16	08/15/16	08/29/16	09/15/16			
52-L		02/09/16	03/21/16	03/23/16	04/06/16				
57-G		04/19/16	05/06/16	05/10/16	05/24/16	07/07/16			
57-H		11/14/16							
57-I		12/11/14							
58-J	8/15/2016								
59-I		07/25/16							
59-I	REDO NEW AGENT	09/23/16							
60-A		03/15/16	10/28/16	10/31/16	11/15/16	12/12/16			
60-I		08/16/16							
60-J		05/17/16	10/24/16	10/24/16	11/08/16	12/12/16			
63-G		07/08/16	08/12/16	08/12/16	08/22/16	08/31/16			
62-C		11/22/16							
62-J		11/22/16							
63-J		06/28/13							
63-L		10/10/16							
64-C		06/30/16							
65-E		05/11/16	06/17/16	06/20/16	07/05/16	07/27/16			
65-G		06/22/16	07/20/16	07/22/16	08/05/16	09/15/16			
68-H		03/25/16							
69-C		03/23/16	06/20/16	06/20/16	07/05/16	07/07/16			
69-G		06/22/16							
70-D		04/01/16	04/11/16	04/13/16	04/27/16	05/19/16			
70-F		05/10/16	07/01/16	07/12/16	07/26/16	08/31/16			
70-I		03/14/16	03/18/16	03/29/16	04/12/16				
			ALL SHADE AREAS HAVE BEEN SIGNED OFF						
NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation									
FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds									

CONTRACTS 2016	
CONTRACTOR	PROJECT
ROOFING STANDARDS	IS DONE
ADVANCED PAINTING	PAINTING OF TERMITE/DRYROT/ROOF METAL IS GOING GREAT IS
PACIFIC SCREEN DOORS	LAUNDRY ROOM WINDOW SCREENS IS DONE
EMPIRE CONTRACT GOOD THROUGH 2016	FENN CONTRACT GOOD THROUGH 2016
ERC ABATEMENT THEY ARE AT BUILDING 53 AND IS MOVING ALONG GREAT	58
NELSON PLUMBING THEY ARE AT BUILDING 57	
ANDRE LANDSCAPE FOR ROTARY NOZZLE REPLACEMENTS	
ANDRE LANDSCAPE FOR SCALPING OF ALL TURF AND RYE SEED APPLICATION BUILDINGS 1-70	
POWDER COATING OF 385 WALK LIGHTS FOR SCHLICK	
INSTALL CLEAN OUTS FOR 7 WHEELS FOR EMPIRE PIPE	
MJJURADO BLOCK WALL REPLACEMENT AT BUILDING 47	
MJJURADO BLOCK WALL REPLACEMENT AT BUILDING 63	
ALL SHADED AREAS HAVE BEEN COMPLETED	

MUTUAL AND SHAREHOLDER REQUEST	
ESCROW DEPOSIT APPROVED IN JULY	
WHO SIGNS PERMITS APPROVED IN JULY	
ADDITIONAL PARKING AT CARPORT ONE	
CALLS AND VISITS TO UNITS 492 FOR THE YEAR	



LAW OFFICES
WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP

Michael W. Rabkin
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08970-001

December 9, 2016

VIA ELECTRONIC MAIL ONLY
saundrak@earthlink.net

Board of Directors
Seal Beach Mutual No. One
c/o Sandra Luther-Stark, Board President
13881 Thunderbird Drive, #66-I
Seal Beach, California 90740

Re: Seal Beach Mutual No. One ("Mutual One")

Ladies and Gentlemen:

Ladies and Gentlemen:

We are writing in response to your request for advice concerning the Mutual's authority to tow vehicles illegally parked within the Mutual property.

Under the law, an association can cause the removal of a vehicle parked on the property to a storage facility under any of the following circumstances:

"(1) There is displayed, in plain view at all entrances to the property, a sign not less than 17 inches by 22 inches in size, with lettering not less than one inch in height, prohibiting public parking and indicating that vehicles will be removed at the owner's expense, and containing the telephone number of the local traffic law enforcement agency and the name and telephone number of each towing company that is a party to a written general towing authorization agreement with the owner or person in lawful possession of the property. The sign may also indicate that a citation may also be issued for the violation.

(2) The vehicle has been issued a notice of parking violation, and 96 hours have elapsed since the issuance of that notice.

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(3) The vehicle is on private property and lacks an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways, the owner or person in lawful possession of the private property has notified the local traffic law enforcement agency, and 24 hours have elapsed since that notification.

(4) The lot or parcel upon which the vehicle is parked is improved with a single-family dwelling."

A sample of the sign required by this section to be posted at all entrances to the property is enclosed with this letter for your reference.

An association causing the removal of a vehicle from its property must notify "by telephone, or, if impractical, by the most expeditious means available, the local traffic law enforcement agency within one hour after authorizing the tow" instead of, under the old law, immediately after the vehicle has been removed. There is no requirement that an association attempt to notify the owner of a vehicle of its removal nor that an association notify the Department of Justice of the removal, as the law used to require.

A towing company may not remove (or commence to remove) a vehicle from private property without written authorization from the association or an employee or agent thereof. The association or an employee or agent thereof must be present at the property (but not physically present at the actual location of the vehicle) at the time of removal and verify the alleged violation. Pursuant to revised Vehicle Code Section 22658(1)(1)(B), the written authorization must include all of the following:

"(i) The make, model, vehicle identification number, and license plate number of the removed vehicle.

(ii) The name, signature, job title, residential or business address and working telephone number of the person . . . authorizing the removal of the vehicle.

(iii) The grounds for the removal of the vehicle.

(iv) The time when the vehicle was first observed parked at the private property.

(v) The time that authorization to tow the vehicle was given."

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An association cannot give a towing company general authorization to remove or commence removal of a vehicle at the towing company's discretion "except in the case of a vehicle unlawfully parked within 15 feet of a fire hydrant or in a fire lane, or in a manner which interferes with an entrance to, or exit from, the private property." Furthermore, any such general authorization must be in writing.

If a property owner or owner's agent causes the removal of a vehicle without the required written authorization, then such person is guilty of an infraction punishable by a fine of \$1,000.00. Obviously, because of this provision, the Mutual must be very careful to comply with the law before towing a vehicle.

I hope this information proves helpful to you. Please contact me should you have any further questions or concerns.

Very truly yours,

WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP



MICHAEL W. RABKIN

MWR:cjl
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Please note that the signs placed at the entrances to the Association property must measure at least 17" by 22" in size and the smallest lettering thereon must be at least 1" in height.

SEAL BEACH MUTUAL NO. ONE

Public Parking Prohibited

Unauthorized Vehicles Will Be Towed

at Vehicle Owner's Expense

Vehicle Code Section 22658

[Fill in name and number of local tow service () -]
ORANGE COUNTY POLICE DEPARTMENT () -]

SEAL BEACH MUTUAL NO. ONE

Written Authorization to Tow a Vehicle

Pursuant to Vehicle Code Section 22658 and as permitted by Seal Beach Mutual No. One agreement with _____ Tow Service, the following vehicle is to be towed from the property located at _____ Seal Beach Mutual No. One, _____, California.

Make _____

Model _____

Vehicle Identification Number _____

License Plate Number _____

This vehicle is being removed because it was parked _____, in violation of the Association's parking rules.

This vehicle was first observed parked at the Mutual property at _____ a.m./p.m., on _____.

Please Print

Approved by: _____ Date/Time: _____

Title: _____ Telephone Number: _____

Signature _____

Vehicle removed by; (print name) _____ Tow Service

Signature _____ Date _____