

**MINUTES OF THE RESCHEDULED REGULAR MONTHLY MEETING OF THE  
BOARD OF DIRECTORS, SEAL BEACH MUTUAL ONE,  
A COMMON INTEREST DEVELOPMENT, CC1350, 1351(c) (4), et al  
December 19, 2016**

Following the open forum for shareholders to address the Board, the Rescheduled Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Luther-Stark at 9:15 a.m. on Monday, December 19, 2016, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

**ROLL CALL**

Present: President Luther-Stark, Vice President Collazo, Secretary Gambol, CFO Schweitzer, and Directors Barreras, Merritt, Rahming, Singer, and Holzer

GRF Representative(s): Mrs. Perrotti, Mr. Stone

Guests: Two shareholders of Mutual One

Staff: Ms. Hopkins, Mutual Administration Director  
Mr. Antisdell, Building Inspector  
Ms. Day, Recording Secretary

President Luther-Stark introduced and welcomed the staff members and guests.

**MINUTES**

President Luther-Stark asked if there were any corrections to the Regular Board Meeting minutes of November 28, 2016. A correction was noted on page 1: the third line should read "on Monday" not Thursday. A correction was noted on page 1: the resolution should also include the following, "at a cost of \$12,212." The minutes were approved as corrected.

**BUILDING INSPECTOR'S REPORT**

Inspector Antisdell presented a year summary of his report (attached).

Inspector Antisdell left the meeting at 9:39 a.m.

**PRESIDENT'S COMMENTS**

President Luther-Stark updated the Board on the activity in the Mutual.

**CHIEF FINANCIAL OFFICER'S REPORT**

CFO Schweitzer reviewed the *Financial Statement Recap for November 30, 2016* (attached), and stated the Mutual was in good financial shape.

**SECRETARY'S COMMENTS**

Secretary Gambol asked for a motion to approve a carport rental. Upon a MOTION duly made by Secretary Gambol and seconded by Director Holzer, it was

RESOLVED, To approve the carport rental of Carport Building 18, Space 26, belonging to the shareholder of Unit 44-K, to the shareholder of Unit 45-I.

The MOTION passed.

Secretary Gambol asked for a motion to approve a carport rental. Upon a MOTION duly made by Secretary Gambol and seconded by Director Holzer, it was

RESOLVED, To approve the carport rental of Carport Building 6, Space 4, belonging to the shareholder of Unit 9-L, to the shareholder of Unit 12-G.

The MOTION passed.

Secretary Gambol asked for a motion to approve a carport rental. Upon a MOTION duly made by Secretary Gambol and seconded by Director Holzer, it was

RESOLVED, To approve the carport rental of Carport Building 11, Space 23, belonging to the shareholder of Unit 27-E, to the shareholder of Unit 29-A.

The MOTION passed.

**MUTUAL ADMINISTRATION MANAGER'S REPORT**

Ms. Hopkins discussed Mutual Administration activity, and the 2016/2017 Property and Liability Insurance breakdown by Mutual.

**GRF REPRESENTATIVE REPORT**

GRF Representatives Perrotti and Stone reported on GRF issues.

**COMMITTEE REPORTS**

Carport/Parking Committee

Vice President Collazo read/discussed the letter from the Mutual attorney on the draft policy concerning towing vehicles in Mutual One. This issue will be discussed further at the January Board Meeting.

President Luther-Stark called a break at 10:30 a.m. to 10:47 a.m.

**COMMITTEE REPORTS (continued)**

Emergency Planning

Director Merritt discussed emergency preparedness.

Following a discussion, and upon a MOTION duly made by Director Merritt and seconded by Secretary Gambol, it was

RESOLVED, To change the name of the Emergency Preparedness Committee to the Emergency Planning Information Committee.

The MOTION passed.

**OLD BUSINESS**

President Luther-Stark stated that Policy 7582 – Towing Vehicles will be sent to the Mutual attorney for review.

**NEW BUSINESS**

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

RESOLVED, That Mutual One 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.

The Board members discussed drafting a policy for the number of cars that shareholders would be allowed per one-bedroom and two-bedroom units. Vice President Collazo will be drafting the policy on this issue and bringing it to the January Board Meeting. Fines were also discussed.

**DIRECTORS' COMMENTS**

Several Directors made comments.

**ADJOURNMENT**

There being no further business to conduct, President Luther-Stark adjourned the meeting at 11:36 a.m.



Attest

Donna Gambol, Secretary  
SEAL BEACH MUTUAL ONE

cd:12/07/16  
Attachments

**NEXT BOARD MEETING: JANUARY 26, 2017, at 9:15 a.m.  
Administration Building Conference Room A**

**RESOLUTIONS IN THE REGULAR  
MONTHLY MEETING NOVEMBER 28, 2016**

12/19/16      RESOLVED, To approve the carport rental of Carport Building 18, Space 26, belonging to the shareholder of Unit 44-K, to the shareholder of Unit 45-I.

RESOLVED, To approve the carport rental of Carport Building 6, Space 4, belonging to the shareholder of Unit 9-L, to the shareholder of Unit 12-G.

RESOLVED, To approve the carport rental of Carport Building 11, Space 23, belonging to the shareholder of Unit 27-E, to the shareholder of Unit 29-A.

RESOLVED, To change the name of the Emergency Preparedness Committee to the Emergency Planning Information Committee.

RESOLVED, That Mutual One 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.

# 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	CARPOT 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 CABINETS	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	12/1/15/16	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-I	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				
			<b>ALL SHADE AREAS HAVE BEEN SIGNED OFF</b>						

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
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	

P.O. Box 2069  
 Seal Beach CA 90740

Nov Actual	Nov Budget		2016 Y-T-D Actual	2016 Y-T-D Budget
191,790	191,790	Carrying Charges	2,109,708	2,109,690
88,105	88,106	Reserve Funding	969,159	969,166
<b>279,896</b>	<b>279,896</b>	<b>Total Regular Assessments</b>	<b>3,078,866</b>	<b>3,078,856</b>
2,900	3,587	Service Income	35,378	39,457
2,772	3,663	Financial Income	33,928	40,293
3,663	2,254	Other Income	43,568	24,794
<b>9,335</b>	<b>9,504</b>	<b>Total Other Income</b>	<b>112,875</b>	<b>104,544</b>
<b>289,231</b>	<b>289,400</b>	<b>Total Mutual Income</b>	<b>3,191,741</b>	<b>3,183,400</b>
121,663	121,663	GRF Trust Maintenance Fee	1,338,293	1,338,293
19,707	24,408	Utilities	241,391	268,488
12,551	1,300	Professional Fees	31,330	14,300
0	25	Office Supplies	3	275
31,432	35,609	Outside Services	473,848	391,699
6,359	18,289	Taxes & Insurance	209,148	201,179
88,105	88,106	Contributions to Reserves	969,159	969,166
<b>279,816</b>	<b>289,400</b>	<b>Total Expenses Before Off-Budget</b>	<b>3,263,172</b>	<b>3,183,400</b>
<b>9,414</b>	<b>0</b>	<b>Excess Inc/(Exp) Before Off-Budget</b>	<b>(71,431)</b>	<b>0</b>
0	0	Depreciation Expense	3,858	0
<b>9,414</b>	<b>0</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>(75,289)</b>	<b>0</b>
		<b>Restricted Reserves</b>		
(4,447)	0	Appliance Reserve Equity	44,778	0
4,917	0	Painting Reserve	385,443	0
0	0	Operating Reserve Equity	343,258	0
(1,425)	0	Roofing Reserve	273,277	0
0	0	Emergency Reserve Equity	477,455	0
21,010	0	Infrastructure Reserve	1,349,758	0
<b>20,055</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>2,873,969</b>	<b>0</b>