

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS, SEAL BEACH MUTUAL ONE,
A COMMON INTEREST DEVELOPMENT, CC1350, 1351(c) (4), et al
June 22, 2017**

Following the open forum for shareholders to address the Board, the 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 Thursday, June 22, 2017, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Luther-Stark, Vice President Tous, Secretary St. Aubin, CFO Schweitzer, and Directors Barreras, Holzer, Gambol, Singer, and Collazo

GRF Representative(s): Mrs. Perrotti (Mr. Stone was absent)

Guests: Ten Mutual One shareholders

Staff: Ms. Hopkins, Mutual Administration Director
Mr. Weaver, Facilities 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 May 25, 2017, Regular Meeting minutes. There being no corrections, they were approved as printed.

President Luther-Stark asked if there were any corrections to the Organizational Meeting minutes of June 12, 2017. A correction was noted that the Officers are elected for only one-year terms. The correction should read "for the 2017-2018 term of office." The minutes were approved as corrected.

GUEST SPEAKER – Mr. Weaver

Mr. Weaver discussed a proposal from Fenn Termite & Pest Control. Following a discussion, and upon a MOTION duly made by Director Gambol and seconded by Director Singer, it was

RESOLVED, That Mutual One accepts a three-year contract as presented for pest control by Fenn Termite & Pest Control.

The MOTION passed.

Mr. Weaver left the meeting at 9:34 p.m.

BUILDING INSPECTOR'S REPORT

Inspector Antisdell presented his report (attached).

The Board members discussed Policy 7405.01 – Flooring and Floor Covering Permits (attached). Upon a MOTION duly made by Director Holzer and seconded by Vice President Tous, it was

RESOLVED, To adopt Policy 7405.01 – Flooring and Floor Covering Permits on a preliminary basis until the 30-day posting period is completed.

The MOTION passed

Inspector Antisdell and Inspector Alvarez left the meeting at 9:50 a.m.

President Luther-Stark asked for a motion to take out of order the appointment of Advisory Directors. Upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To take out of order the appointment of Advisory Directors on the agenda.

The MOTION passed.

President Luther-Stark asked for a motion to appoint two Advisory Directors. Upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To appoint Kathy Almeida and Yong Pyon as Advisory Directors to the Mutual One Board for the 2017-2018 term of office.

The MOTION passed.

PRESIDENT'S REPORT

President Luther-Stark presented her report (attached).

DIRECTORS' REPORTS

Director Barreras presented his report (attached).

Director Singer presented his report (attached).

DIRECTORS' REPORTS (continued)

Director Gambol submitted her report (attached).

Secretary St. Aubin asked for a motion to ratify the carport appointments. Upon a MOTION duly made by Director Holzer and seconded by Director Gambol, it was

RESOLVED, To approve Unit 4-H the temporary use of Carport 1, Space 44, to member in Unit 5-D dated 3/23/17; and Unit 17-L the temporary use of Carport 3, Space 6, to member in Unit 15-G dated 6/09/17.

The MOTION passed.

CHIEF FINANCIAL OFFICER'S REPORT

CFO Schweitzer reviewed the *Financial Statement Recap for May 31, 2017* (attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins updated the Board on Mutual Administration activities (attached).

GRF REPRESENTATIVE REPORT

GRF Representative Perrotti reported on various GRF activities.

COMMITTEE REPORTS

President Luther-Stark discussed committee assignments.

OLD BUSINESS

Director Gambol discussed the landscape contract (attached).

Following a discussion on landscaper bids, and upon a MOTION duly made by Director Gambol and seconded by Director Holzer, it was

RESOLVED, To accept a three-year contract with BrightView.

The MOTION passed with one "no" vote (Schweitzer).

President Luther-Stark called a break at 10:32 a.m. to 10:45 a.m.

NEW BUSINESS

Director Barreras discussed looking for a spot for parking and placing storage bins for the contractors by Carports 3 and 4, and whether to proceed getting an estimate of the cost. Upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To request Building Inspector Antisdell obtain bids to place storage bins for the landscape contractor by Carports 3 and 4.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Collazo and seconded by Director Barreras, it was

RESOLVED, To request a letter be sent to the Mutual attorney to investigate how the Mutual can designate non-smoking buildings.

The MOTION passed.

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

RESOLVED, That according to Policy 7510.01 – Financial Eligibility, if there is a question of financial eligibility, Mutual One is NOT to be contacted by the Stock Transfer Office in the event of a non-qualifying financial.

The MOTION passed.

DIRECTORS' COMMENTS

Several comments were made.

ADJOURNMENT

There being no further business to conduct, President Luther-Stark adjourned the meeting at 11:24 a.m. and announced there would be an Executive Session following the meeting to discuss member issues.



Attest

JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE
cd:6/22/17
Attachments

**NEXT REGULAR BOARD MEETING: July 27, 2017 at 9:15 a.m.
Administration Building Conference Room A**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING JUNE 22, 2017**

06/22/17 RESOLVED, That Mutual One accepts a three-year contract as presented for pest control by Fenn Termite & Pest Control.

RESOLVED, To adopt Policy 7405.01 – Flooring and Floor Covering Permits on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To take out of order the appointment of Advisory Directors on the agenda.

RESOLVED, To appoint Kathy Almeida and Yong Pyon as Advisory Directors to the Mutual One Board for the 2017-2018 term of office.

RESOLVED, To approve Unit 4–H the temporary use of Carport 1, Space 44, to member in Unit 5-D dated 3/23/17; and Unit 17-L the temporary use of Carport 3, Space 6, to member in Unit 15-G dated 6/09/17.

RESOLVED, To accept a three-year contract with BrightView.

RESOLVED, To request Building Inspector Antisdell obtain bids to place storage bins for the landscape contractor by Carports 3 and 4.

RESOLVED, To request a letter be sent to the Mutual attorney to investigate how the Mutual can designate non-smoking buildings.

RESOLVED, That according to Policy 7510.01 – Financial Eligibility, if there is a question of financial eligibility, Mutual One is NOT to be contacted by the Stock Transfer Office in the event of a non-qualifying financial.

INSPECTORS MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **JERRYANTISEL**

MUTUAL BOARD MEETING DATE: **06/22/2017**

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
5-D	WINDOWS/DOORS	BOTH	04/11/17	05/11/17	NO	NONE	SWENMAN
5-I	WING WALL	GRF	05/15/17	05/20/17	NO	NONE	HANDYMAN
11-E	FLOORING	GRF	03/20/17	04/20/17	NO	03/30/17 FINAL	KARYS CARPET
12-G	COUNTER TOP/TUB	BOTH	02/27/17	05/12/17	YES	NONE	LOS AL BLDRS
14-I	HEAT PUMP	BOTH	03/27/17	07/02/17	NO	04/14/17 FINAL	GREENWOOD
18-D	TILE AT PATIO	GRF	05/05/17	07/20/17	NO	06/06/17 FINAL	LW DÉCOR
20-I	TILE AT PATIO	GRF	04/24/17	05/24/17	NO	05/11/17 FINAL	LOS AL BLDRS
22-G	HEAT PUMP	BOTH	05/03/17	08/03/17	NO	06/05/17 FINAL	GREENWOOD
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	NONE	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	01/26/17 UNDERGROUND	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	02/02/17 FOOTING	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	05/24/17 ROUGH ELEC	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	05/31/17 FRAMING	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	YES	06/02/17 INSULAT/LATH	NATIONWIDE PAINTING
24-A	DECO BLOCK WALL	GRF	06/05/17	06/30/17	NO	NONE	BERGKVIST
24-A	RESURFACE PATIO SLAB	GRF	06/12/17	08/12/17	NO	NONE	STONWAYS
28-C	HEAT PUMP	BOTH	06/21/17	07/21/17	NO	NONE	ALPINE
28-H	FLOORING	GRF	05/30/17	06/30/17	NO	06/13/17 FINAL	KARYS CARPET
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	YES	11/10/16 UNDERGROUND	KRESS
36-K	FLOORING	GRF	06/05/17	07/10/17	NO	NONE	GUNDERSON CARPET
39-D	SHOWER CUT DOWN	BOTH	05/23/17	06/23/17	NO	06/05/17 FINAL	NU KOTE
50-E	FLOORING	GRF	06/15/17	07/15/17	NO	06/13/17 FINAL	KARYS CARPET
58-C	REMODEL KITCHEN	BOTH	05/01/17	10/01/17	NO	NONE	LW DÉCOR
58-H	HEAT PUMP	BOTH	06/15/17	07/15/17	NO	6/14/2017 FINAL	ALPINE
60-L	WINDOWS	BOTH	12/21/16	02/10/17	YES	05/26/17 FINAL	LW DECR
64-C	BEDROOM SLIDER	BOTH	06/05/17	07/05/17	NO	NONE	LW DÉCOR
65-G	REMODEL	BOTH	02/20/17	04/28/17	NO	UNDERGROUND 03/14/17	BERGKVIST
65-G	REMODEL	BOTH	02/20/17	04/28/17	YES	FRAM/INSLUT/SHEAR	BERGKVIST
65-G	REMODEL	BOTH	02/20/17	04/28/17	YES	06/02/17 FINAL	BERGKVIST
65-I	WASHER/DRYER	BOTH	05/05/17	06/02/17	NO	05/24/17 FINAL	BERGKVIST
66-F	SIDEWALK	GRF	04/27/17	06/01/17	NO	NONE	M J JURADO
70-B	SHOWER CUT DOWN	BOTH	05/25/17	06/23/17	NO	06/05/17 FINAL	NU KOTE

ALL SHADED AREAS HAVE BEEN SIGNED OFF

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISEL

MUTUAL BOARD MEETING DATE: 06/22/2017

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-E		02/23/17	03/13/17	03/13/17	03/24/17	03/31/17	
1-F		07/02/16					
3-A		05/25/17					
6-D		09/27/16					
6-L		12/30/13					
7-E		11/13/15					
9-A		04/12/17					
10-E		03/03/15					
10-F		12/18/13					
11-C		02/18/16					
11-D		05/01/17	05/24/17	05/25/17	06/09/17		
11-E		09/27/16	01/20/17				
12-H		06/05/17					
14-J		08/31/16					
18-J	12/9/2016						
20-F		05/02/16					
22-E		04/10/17					
23-D		06/06/17					
28-L		09/07/16					
29-C		01/11/16					
31-B		05/22/17					
33-K	5/31/2017						
35-E		02/16/17					
41-A		11/14/16					
42-H		07/13/16					
46-J		04/15/17	05/10/17	05/23/17	06/07/17		
50-E		04/11/17	05/1/517	05/17/17	06/01/17		
52-K		06/06/17					
53-B		09/06/16	01/13/17				
54-H		04/19/17	05/19/17	05/30/17	06/13/17		
55-L		04/11/17	05/26/17	05/26/17	06/12/17		
60-I		08/16/16					
64-C		06/30/16					
64-E		04/10/17	05/26/17	05/26/17	06/12/17	05/31/17	
64-F		05/03/17	05/26/17	05/26/17	06/12/17		
67-D		02/02/17	05/17/17	05/23/17	06/07/17		
68-H		03/25/16					
69-G		06/22/16					

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 2017	
MIRRIORS AT CARPORTS CUSTOM GLASS	
ALL SHADED AREAS HAVE BEEN COMPLETED	

MUTUAL AND SHAREHOLDER REQUEST	
ADOPT FLOORING POLICY 7405.01	
CARPORT # 6 CONCRETE REPLACEMENT AND CURB AND GUTTER DUE TO IT LIFTING APPOX. 5000 SQUARE FEET \$49,312.00	
CALLS AND VISITS TO UNITS 81	

MUTUAL OPERATIONS**ADOPT DRAFT POLICY****PHYSICAL PROPERTY****Flooring and Floor Covering Permits – Mutual One**

Building Permit – to include wood, tile and stone.

Effective immediately, Mutual One requires a GRF Building Permit for all wood, tile, and stone floor installation at shareholder expense.

If original flooring is disturbed, all abatement procedures for asbestos will be required. All testing reports and EPA/AQMD permits will be required as needed. Copies of permits and testing reports shall be filed with GRF flooring permit.

Reason for this requirement includes:

- Assurance that no asbestos contained material is removed or compromised.
- No Mutual property is damaged.
- Interior/exterior patio/porch flooring is appropriate (for example – if tile on patio and interior of the unit – non-skid).
- When any patio flooring is altered the first panel of the entry sidewalk shall be removed and then replaced to the same elevation at new patio floor with appropriate slope to existing remaining entry sidewalk.
- At sale or transfer of the unit when existing patio floor is not same elevation as existing entry sidewalk, the first panel of entry sidewalk must be replaced as noted above at the seller's expense.
- Shareholder understands that Mutual One is not responsible for damage to, or failure of, flooring purchased and installed by shareholders.

MUTUAL ADOPTION

ONE:

PRESIDENT'S Report

Dear Board Members, residents and staff:

Elections have come and gone and this board is looking forward to a great year. We do not have any special project this month, and that statement is a rare one. Mutual One has had projects on going since April 2014. As we catch our breaths we have time to cross train our board members. This is essential as we try to keep the everyday duties at a normal pace.

The board members that have agreed to these changes, have just solidified the strengths of Mutual One. I really appreciate the directors: Barreras, Collazo, Gambol, Singer, St Aubin and our newest director Tous, who did not bat an eye when I asked for their help. Everyone will benefit from this extra training. At our age... we never know when we will be called on to step up, and take the place of another director.

As I stated before if we have a director from each block on each committee, we will thrive. I will pass out those committee selections later this morning. Again, I am thrilled to say the future looks bright here in Mutual One.

Reminder: Fire, Health & Safety inspections were held for Bldgs 1 -35 in Feb and Mar. Follow up inspections were scheduled for 30 days. That meant – for those that needed to clean up, repair or replace anything in their unit, consider yourself lucky. Because, you have had 90-120 days to clean up. As our follow up inspections will be completed by next Tuesday. This delay was because there is only One Fire Inspector for 6,604 units in Leisure World. So you understand why he has not been available for Mutual One, until recently. Also, if you receive another letter from Physical Properties or Mutual Administration, on Mutual One's behalf ...Please Comply. This means you will be one step closer to legal action. So please take us seriously.

Today our board has new contracts for Landscape and Pest control for consideration. In May our board tabled, the topic of, leasing laundry equipment. In July, I will be asking them to consider a portion of that issue, only 70 dryers. WASH will resubmit a new contract. Our dryers are 75 % of our troubles as people continue to abuse by placing hand washed items or one towel on high for 2 hours. Each of these conditions burn out the motors. I truly feel, until you pay a fee, you do not appreciate the service.

My last remark is this: 2017 is half over, and the 4th of July is near. As we celebrate our Country please take time to be thankful that you live in the USA.

Respectfully submitted, Sandra Luther Stark

22 June 2017

Physical Property Report

The committee is in the process of making a list of all the patio's that need to be inspected for, safety and healthiness of patios by approved standards.

There are many patios that are not maintain, clean, clear of obstacles impeding emergency movement, and assure elements for health living to the entire building. All patio window spaces must be kept clear at all times to facilitate emergency exit, which at this time is not being done. We will be periodically inspecting the units by the Mutual inspector, and a mutual director. Also this month we have done (7) seven PLI, and signed (9) construction permits.

We have found several share holders which are doing some construction on there Apartments without applying for a permit, and using a contractor which is not license to work in leisure world.

By John Barreras

PROGRAM COMMITTEE

The Program Committee will meet on Saturday, June 24, 2017 to discuss the planning of the next Town Hall Meeting.

The Parking Committee will meet on Wednesday, June 28, 2017. A report will be given at the July Board Meeting.

Phil Singer

Date: JUNE

Landscape Committee Report

Donna Gambol, Chair

Date	Unit #	Resident Name	Problem	Response	Resolution Action
6/17	66B	Frank McCabe	Crack in glass from stone shot up from lawnmowers, needs repair 760-9755		
6/17	51K	Fred Brandhurst	Reports broken valve when sprinklers are going 430-1867		
6/17	51I	Junte Mente	Requesting clean up in garden area 296-5304		
6/7		Frank McCabe	Crack in glass from stone shot up from lawnmowers, needs repair 760-9755		
6/7	7A	Charles Di Gangi	remove the little palm tree growing outside his unit. 951-675-3068		
6/8		Frank McCabe	Crack in glass from stone shot up from lawnmowers, needs repair 760-9755		
6/8	67C	Dorothy Kemper	wants to know the landscape schedule. watering schedule, when is the mowing schedule, when is the clipping of plants schedule,[]		
6/8	20E	Maureen Rutledge	check the 400 ft tree in front of her unit. 795-8951		
6/4	64K	Carol Gayne	wants a plant planted in her garden. 296-5997		
5/26		Carol Gayne	Complaint about about neighbor at 62G- placing plants\rocks etc around sidewalk lamp post.		
5/26		Frank McCabe	Crack in glass from stone shot up from lawnmowers, needs repair 760-9755		
5/26	21I	Carol Sims	Complaining about how bad her lawn looks.		
5/26	16Y	Sally Steenbergen	reported this water leak three times. 685-1205.		

Landscape Committee Report

Donna Gambol, Chair

Date	Unit #	Resident Name	Problem	Response	Resolution Action
5/1	24/25	Gambol	Sprinklers came on through the day over the weekend, on for over 5 hours on Saturday 'til security turned them off		
5/1	CP14	Security	Large tree limb falling due to high winds..		
5/1	52 B	June Meehan	Still waiting to have some plants dug up? When will they be by. She now has some plants to put in.		
5/1	37C		Landscapers have not been to 46 G/F for weeks, it's a mess?		
5/2	29-21, 32-34	Gambol	Green areas have not been mowed between these units.		
5/2	LR 16-17-18	Gambol	Areas must be swept or vacuumed, leaf and seed debris all over the place, lawn area by corner of 21 leaf clutter removed.		
5/2	29C	Lois Sapio	Area not mowed in past week.		
5/3	47 G	Janet Hall	Complaining about the way the landscaping looks across from her unit, at 47 G—units 45 F & G lots of weeds and grass infiltration into flower bed.		
5/4	5 F	Jack Teele	Calls to report the grass needs to be cut along the buildings in his area.		
5/4	52 B	June Meehan	Where o"where are the landscapers. She is still waiting.		
5/6	3F	Donna Newmann	Wants soil filled in between lawn and scallops as her unit was not completed.		
5/5	47L	Vonee Ptereson	Complaining about the sprinklers being stuck on for over five hours on Friday		
5/5	50C	Laurel Emery	Complaining about the sprinklers being stuck on for over five hours on Friday		
5/5	49I	Mary Elliott	No sprinklers on from Wednesday evening until Thursday noon! Gets papers wet. Please ensure all sprinklers are off.		
5/6	43J	Sharon Jacobs	Wants landscapers to trim back her bushes, bushes are out of control.		
5/6	47G	Bill Zedlow	Reports sprinklers have not been turned on for several weeks. Please see if there is a problem with sprinklers near his unit.		

Landscape Committee Recommendation:
To approve a three-year contract with BrightView.

During the past four months the Landscape Committee has met to review and rewrite the specifications for Landscaping in Mutual One. As was reported in the April meeting the RFP specifications were mailed to six landscaping companies in the region, five of whom responded. The bids were opened at the May meeting. The Committee was instructed to review the bids, interview prospects, and propose a contractor at the June meeting.

The Committee reviewed the proposals, selected three for interview/presentation. Upon completion of that process, the committee came to the unanimous conclusion to offer the contract for FY 2017-2020 to BrightView Landscaping pending due diligence and reference check.

BrightView is a national company, with 144 years of operating experience. The Landscape Services group is headquartered in Calabasas, CA with 150 branches nationally. They have over 40 years experience in maintaining similar landscape with similar plants and irrigation to that in our Mutual. They have on staff certified: arborists, pest control advisors, pest control applicators, water conservation auditors, and ornamental horticulturists.

I contacted two of the mutuals here in Leisure World who have a contract with BrightView for a year or more, their responses to my questions about service, response and expertise were very positive. Another mutual also contracted BrightView but only for the past six months or so, I did not contact them.

I contacted six other entities that have utilized their landscape and arbor services. All were glowing, but more importantly were the years of service, one for 20 years, another for over 15, two for more than 9...a couple had tried other companies, and then went back to BrightView (formerly Valley Crest). These were homeowner associations/condominium complexes in Irvine, Newport Beach and Huntington Beach. Some had complex landscapes with varying elevations and treescapes where ocean views were a priority.

Comments were: "They do great work."

"They're pretty fast."

"They're always here on time, ready to work."

"They have excellent communication and work around our schedule."

"They do right by their customers."

"Overall they do a great job."

"They arrive early, begin work, tilling, cultivating and pruning, at 8:00 the mowers and blowers go on, not before."

From my own observation of watching landscapers as I travel about Leisure World when driving the bus, I too witness that the BrightView team is here before 8:00 and the teams are working quietly. I see them every day.

Accepting their contract bid, although higher than our current contract, would keep us within budget for the remainder of this year as we had anticipated an increase.

Donna Gambol
Landscape Chair

P.O. Box 2069
 Seal Beach CA 90740

May Actual	May Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
198,694	198,694	Carrying Charges	993,474	993,470
89,641	89,642	Reserve Funding	448,207	448,210
288,336	288,336	Total Regular Assessments	1,441,681	1,441,680
3,619	3,334	Service Income	19,318	16,670
2,364	3,334	Financial Income	12,111	16,670
5,323	3,165	Other Income	15,911	15,825
11,306	9,833	Total Other Income	47,340	49,165
299,642	298,169	Total Mutual Income	1,489,020	1,490,845
122,118	122,118	GRF Trust Maintenance Fee	610,590	610,590
26,929	22,274	Utilities	90,779	111,370
6,408	1,806	Professional Fees	45,570	9,030
0	42	Office Supplies	93	210
30,988	44,723	Outside Services	135,362	223,615
19,891	17,564	Taxes & Insurance	101,378	87,820
89,641	89,642	Contributions to Reserves	448,207	448,210
295,975	298,169	Total Expenses Before Off-Budget	1,431,978	1,490,845
3,667	0	Excess Inc/(Exp) Before Off-Budget	57,042	0
19,458	0	Depreciation Expense	94,622	0
(15,792)	0	Excess Inc/(Exp) After Off-Budget	(37,579)	0
		Restricted Reserves		
9,172	0	Appliance Reserve Equity	32,984	0
6,667	0	Painting Reserve	415,831	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	216,211	0
(228)	0	Emergency Reserve Equity	472,718	0
56,258	0	Infrastructure Reserve	1,668,721	0
76,035	0	Total Restricted Reserves	3,149,724	0

**MINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
June 12, 2017**

The Organizational Meeting of the newly-elected Board of Directors of Seal Beach Mutual One was called to order at 10:52 a.m. by the Acting Chairperson, Mutual Administration Manager Blessilda Fernandez, on June 12, 2017, in Clubhouse Four.

Ms. Fernandez stated that the purpose of the meeting was to elect the officers for the 2017-2018 term of office, to determine the officers and to select the location, day, and time of the Board's Regular Monthly Meetings.

Those Directors present were: Sandra Luther-Stark, Ruben Collazo, Donna Gambol, Byron Schweitzer, John Barreras, Fred Holzer, Phillip Singer and George Tous. Directors Absent were Joann St. Aubin and Eileen Merritt. Also present were Mutual Administration Director Hopkins and Mutual Administration Office Secretary Dailey.

Ms. Fernandez opened the nominations for the office of President. Ruben Collazo nominated Sandra Luther-Stark for President, seconded by Phillip Singer. There being no further nominations, it was determined that Ms. Luther-Stark was elected to the office of President for the 2017-2018 term of office.

The Chair was turned over to newly-elected President Luther-Stark, who then called for nominations for the office of Vice President. Mr. Holzer nominated Ruben Collazo for Vice President. Ms. Luther-Stark nominated George Tous. Following a secret ballot, it was determined that Mr. Tous was elected to the office of Vice President for the 2017-2018 term of office.

Nominations were opened for the office of Secretary. Ms. Luther-Stark nominated Ms. St. Aubin for Secretary. Mr. George Tous nominated Donna Gambol. Following a secret ballot, it was determined that Ms. St. Aubin was elected to the office of Secretary for the 2017-2018 term of office.

President Luther-Stark called for nominations for the office of Chief Financial Officer. Mr. Holzer nominated Mr. Byron Schweitzer for the office of Chief Financial Officer. There being no further nominations, Mr. Schweitzer was elected Chief Financial Officer for the 2017-2018 term of office.

It was noted that the approval of the last Organizational Meeting minutes had already been done.

The Board members discussed the Board committees. It was decided that assignments will be done at a later time.

Upon a MOTION duly made by Mr. Holzer and seconded by Mr. Barreras, it was

RESOLVED, That the Regular Monthly Board Meetings will remain on the fourth Thursday of each month in the Administration Building Conference Room A beginning at 9:00 a.m.

The MOTION passed.

Ms. Luther-Stark adjourned the meeting at 11:00 a.m.

Attest, Sandra Luther-Stark, President
SEAL BEACH MUTUAL ONE
cd:6/26/17