

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL ONE  
May 24, 2018**

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 Vice President Tous at 9:15 a.m. on Thursday, May 24, 2018, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

**ROLL CALL**

Present: Vice President Tous, Secretary St. Aubin, Chief Financial Officer Schweitzer, and Directors Barreras, Collazo, Gambol, and Singer

Absent: President Luther-Stark

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

Guests: Nineteen Mutual One shareholders

Staff: Ms. Hopkins, Mutual Administration Director  
Mr. Wyngaarden, Building Inspector  
Ms. Pellegrini, Recording Secretary

Vice President Tous introduced and welcomed the staff members and guests.

**EMERGENCY AGENDA ITEMS**

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

RESOLVED, Pursuant to Davis Stirling Common Interest Act, Section 4930 (d)(2), to add to the Board meeting agenda a vote to determine whether to move forward and vote to approve the Amended Bylaws.

The MOTION passed.

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

RESOLVED, That recently distributed secret ballot item, "By-Laws" should be removed from consideration by the shareholders and that a letter should be sent to all shareholders informing them that any votes cast with regard to this ballot item will not be counted. Due to the number of complaints received, immediate action with regard to this issue is necessary and the need for action came to the attention of the Board after the agenda was distributed to the shareholders.

**EMERGENCY AGENDA ITEMS (continued)**

The MOTION passed with six "yes" votes (Tous, St. Aubin, Schweitzer, Singer, Gambol, and Collazo) and one abstention (Barreras).

**MINUTES**

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

RESOLVED, To approve the Minutes of the April 26, 2018, by general consent of the Board as presented.

The MOTION passed.

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

RESOLVED, To approve the Minutes of the May 15, 2018, special meeting, by general consent of the Board as presented.

The MOTION passed.

**BUILDING INSPECTOR'S REPORT**

Inspector Wyngaarden presented the activity report (attached).

Following questions, Inspector Wyngaarden left the meeting at 10:18 a.m.

**GRF REPRESENTATIVE'S REPORT**

GRF Representative Perrotti discussed various GRF activities.

GRF Representative Stone discussed various GRF activities.

**UNFINISHED BUSINESS**

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

RESOLVED, To send the GRF letter regarding Jim's Gate Project to the Mutual One Attorney.

The MOTION passed.

**NEW BUSINESS**

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

**NEW BUSINESS (continued)**

RESOLVED, To get bids for new landscaping contracts.

The MOTION passed.

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

RESOLVED, To call the question for bids for new landscaping contracts.

The MOTION passed.

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

RESOLVED, To install a shed for the landscaping equipment for the Mutual One landscapers.

The MOTION failed with one "yes" vote (Collazo) and six "no" votes (Tous, St. Aubin, Schweitzer, Barreras, Singer, and Gambol).

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

RESOLVED, To discuss straightening, painting, and adding reflectors on poles throughout Mutual One.

The MOTION was withdrawn.

Following a discussion, and upon a MOTION duly made by Secretary St. Aubin and seconded by Director Barreras, it was

RESOLVED, To accept the proposal from Wash Laundry for seventy washers at \$16.75 each, and lower the price to seventy-five cents.

The MOTION passed two "no" votes (Collazo and Schweitzer) and four "yes" votes (Tous, St. Aubin, Barreras, Singer, and Gambol).

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

RESOLVED, To add sixteen additional smaller mirrors to the center of the carports. The cost is to be determined.

The MOTION was withdrawn.

**NEW BUSINESS (continued)**

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

RESOLVED, To extend the handrail to the end of the sidewalk, at a cost not to exceed \$1,375.

The MOTION failed with three “yes” votes (Singer, Barreras, and St. Aubin) and four “no” votes (Tous, Schweitzer, Collazo, and Gambol).

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

RESOLVED, To cancel the Regular Meeting of June 28, 2018, due to the Annual Shareholders meeting.

The MOTION passed with one “no” vote (Barreras).

**SECRETARY / CORRESPONDENCE**

Secretary St. Aubin received one piece of correspondence.

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

RESOLVED, To approve the carport rental for Shareholder in Unit 11-L, carport 6 space 37, renting their carport to the Shareholder in Unit 10-C.

The MOTION passed.

**CHIEF FINANCIAL OFFICER’S REPORT**

CFO Schweitzer presented his report (attached).

**MUTUAL ADMINISTRATION DIRECTOR’S REPORT**

Ms. Hopkins presented her report.

**ANNOUNCEMENTS**

NEXT MEETING: Annual Shareholders Meeting, June 11, 2018, at 10:00 a.m. in Clubhouse 4

**COMMITTEE REPORTS**

President Report

In President Luther-Stark’s absence, her report was submitted (attached).

**COMMITTEE REPORTS (continued)**

Physical Property Report

Director Barreras had no report.

**DIRECTORS' COMMENTS**

Several Directors made comments.

**SHAREHOLDER(S)' COMMENTS**

Several shareholders made comments.

**ADJOURNMENT**

There being no further business to conduct, Vice President Tous adjourned the meeting at 11:19 a.m.

  
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Attest

JoAnn St. Aubin, Secretary  
SEAL BEACH MUTUAL ONE

jp:05/24/18

Attachments

**RESOLUTIONS IN THE REGULAR  
MONTHLY MEETING May 24, 2018**

05/24/18 RESOLVED, Pursuant to Davis Stirling, Common Interest Act (d)(2), To add to the Board meeting agenda a vote to determine whether to move forward to vote to approve the Amended Bylaws.

RESOLVED, That recently distributed secret ballot should be removed from consideration by the shareholders and that a letter be sent to all shareholder informing them that any votes cast with regard to this ballot item will not be counted. Due to the number of complaints received, immediate action will regard to this issue is necessary and the need for action came to the attention of the Board after the agenda was distributed to the shareholders.

RESOLVED, To approve the Minutes of the April 26, 2018, by general consent of the Board as presented.

RESOLVED, To approve the Minutes of the May 15, 2018, special meeting, by general consent of the Board as presented.

RESOLVED, To send the GRF letter regarding Jim's Gate Project to the Mutual One Attorney.

RESOLVED, To get bids for new landscaping contracts.

RESOLVED, To call the question for bids for new landscaping contracts.

Following a discussion, it was the consensus of the Board to postpone discussion regarding straightening, painting, and adding reflectors to poles throughout Mutual One to the next Regular Board Meeting

RESOLVED, To accept the proposal from Wash Laundry for seventy washers at \$16.75 each, and lower the price to seventy-five cents.

Following a discussion, it was the consensus of the Board to postpone discussion regarding adding additional mirrors in the carports to the next Regular Board Meeting.

RESOLVED, To cancel the Regular Meeting of June 28, 2018, due to the Annual Shareholders meeting.

RESOLVED, To approve the carport rental for Shareholder in Unit 11-L, carport 6 space 37, renting their carport to the Shareholder in Unit 10-C.

## INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : ERIC WYNGAARDEN

MUTUAL BOARD MEETING DATE:

05/24/18 MAY REPORT

### PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
8-H	CART PAD	GRF	#####	05/23/18	NO	NONE	ANGUIANO LAWN CARE
6-D	ROOM ADDITION	BOTH	#####	06/09/18	NO	NONE	NATIONWIDE PAINTING
9-D	FLOORING	GRF	#####	05/23/18	NO	NONE	TOM JEAN CONSTRUCTION
14-I	REMODEL	GRF	#####	09/25/18	NO	NONE	NATIONWIDE PAINTING
15-J	CART PAD	GRF	#####	04/18/18	NO	5/2/18 FINAL	FRANKS GARDENING
24-A	PATIO UPGRADE&ENTRY DOOR	GRF	#####	06/20/18	NO	NONE	LW DÉCOR, INC
24-C	HEAT PUMP	GRF	#####	08/30/18	NO	NONE	GREENWOOD
24-H	WINDOWS	GRF	#####	05/31/18	NO	NONE	LOS AL BLDRS
33-C	HEAT PUMP	GRF	#####	05/26/18	NO	NONE	ALPINE HEATING/AIR CONDITIONING
34-C	HEAT PUMP	GRF	#####	06/28/18	NO	NONE	ALPINE HEATING/AIR CONDITIONING
34-E	SHOWER	GRF	#####	06/03/18	NO	NONE	NU KOTE
34-E	WASHER/DRYER	BOTH	#####	06/29/18	NO	NONE	CAL CUSTOM INTERIOR
37-E	HEAT PUMP	GRF	#####	08/29/18	NO	NONE	GREENWOOD
42-D	SHOWER	GRF	#####	04/24/18	NO	5/01/18 FINAL	OGAN CONSTRUCTION
42-H	FLOORING	GRF	#####	05/20/18	NO	5/02/18 FINAL	KARYS CARPET
45-A	REMODEL	GRF	#####	07/21/18	NO	NONE	BJ&CO
45-I	MICROWAVE INSTALL	GRF	4/10/11	07/10/18	NO	5/15/18 FINAL	LW DÉCOR
46-F	WASHER/DRYER	BOTH	#####	06/28/18	NO	5/8/18 FINAL	BJ&CO
49-F	SHOWER	GRF	#####	05/12/18	NO	5/15/18 FINAL	NU KOTE
52-F	WASHER/DRYER	BOTH	#####	07/10/18	NO	NONE	JC KRESS CONSTRUCTION
53-L	REMODEL	BOTH	#####	06/04/18	YES	NONE	LOS AL BLDRS
55-F	REMODEL	BOTH	#####	06/26/18	YES	NONE	MP CONSTRUCTION
56-C	CLOSET REMODEL	GRF	#####	07/06/18	NO	NONE	BERGKVIST
61-F	HEAT PUMP	GRF	#####	07/01/18	NO	5/10/18 FINAL	GREENWOOD
63-K	WASHER/DRYER	GRF	#####	08/01/18	NO	NONE	LOS AL BLDRS
64-C	ENTRY DOOR	GRF	#####	07/20/18	NO	NONE	LW DÉCOR
65-C	KITCHEN COUNTER	GRF	#####	05/17/18	NO	5/8/18 FINAL	NATIONWIDE PAINTING
69-I	GOLF CART PAD	GRF	#####	04/12/18	NO	5/01/18 FINAL	ANGUIANO LAWN CARE
69-K	WINDOWS & DOORS	GRF	#####	04/01/18	YES	NONE	LW DÉCOR
70-B	FLOORING	GRF	#####	06/20/18	NO	NONE	KARYS CARPET
70-K	GLASS SLIDER	BOTH	#####	04/15/18	NO	NONE	SEASCAPE ENTERPRISE

ALL SHADED AREAS HAVE BEEN SIGNED OFF

### ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCEI	ROF	DOCUMENTS/COMMENTS
1-F		07/02/16					
4-B		12/27/17					
5-D		11/08/17					
5-J		02/22/18	#####	04/19/18			
5-K		04/12/18					
7-A		03/02/18					
7-K		03/21/18	#####	05/04/18			
8-I		02/23/18					
9-D		03/08/18	#####	04/19/18			
10-J		03/21/18	#####				
12-L		03/26/18	#####	03/30/18	04/13/18		
13-A		05/11/18					
13-C		02/27/18					
15-K		02/16/18	#####	03/19/18	04/02/18		
14-B		02/05/18	#####	03/14/18	03/26/18	05/08/18	
14-H		03/07/18	#####				
16-L		11/16/17					
16-W		11/17/17					
18-G		02/16/18	#####	05/08/18			
20-F		01/19/17					





1001 Seal Beach Mutual No. One  
Financial Statement Recap  
04/30/2018

P.O. Box 2069  
Seal Beach CA 90740

Apr Actual	Apr Budget		2018 Y-T-D Actual	2018 Y-T-D Budget
208,098	208,097	Carrying Charges	832,391	832,388
90,417	90,417	Reserve Funding	361,667	361,668
<b>298,514</b>	<b>298,514</b>	<b>Total Regular Assessments</b>	<b>1,194,057</b>	<b>1,194,056</b>
5,933	3,747	Service Income	20,814	14,988
3,482	1,739	Financial Income	12,331	6,956
4,219	3,022	Other Income	17,980	12,088
<b>13,634</b>	<b>8,508</b>	<b>Total Other Income</b>	<b>51,125</b>	<b>34,032</b>
<b>312,148</b>	<b>307,022</b>	<b>Total Mutual Income</b>	<b>1,245,182</b>	<b>1,228,088</b>
128,879	128,879	GRF Trust Maintenance Fee	499,151	515,516
20,306	22,618	Utilities	88,952	90,472
6,857	4,726	Professional Fees	18,297	18,904
0	34	Office Supplies	0	136
33,714	40,850	Outside Services	153,889	163,400
19,771	19,496	Taxes & Insurance	79,082	77,984
90,417	90,417	Contributions to Reserves	361,667	361,668
<b>299,943</b>	<b>307,020</b>	<b>Total Expenses Before Off-Budget</b>	<b>1,201,037</b>	<b>1,228,080</b>
<b>12,206</b>	<b>2</b>	<b>Excess Inc/(Exp) Before Off-Budget</b>	<b>44,145</b>	<b>8</b>
21,103	0	Depreciation Expense	82,726	0
<b>(8,898)</b>	<b>2</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>(38,581)</b>	<b>8</b>
		<b>Restricted Reserves</b>		
(1,255)	0	Appliance Reserve Equity	27,765	0
6,667	0	Painting Reserve	489,164	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	285,421	0
(5,210)	0	Emergency Reserve Equity	459,131	0
568,090	0	Infrastructure Reserve	2,796,447	0
<b>572,459</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>4,401,186</b>	<b>0</b>

## Presidents' Report

Greetings from Carmel Indiana! I am here visiting with relatives while attending my family reunion. I do feel guilty for leaving with many of our shareholders being told that I tried to deceive everyone. I am referring to the Amended ByLaws which is on our ballot. The accusations are false and the words has really upset me.

In 2012 when I was first elected to the Board of Directors- I was given a copy of our current ByLaws. I asked Administration why there were errors? I was told by many that the only way to make any changes was through the attorney and a ballot amendment.

One huge error in the current bylaws was listing of the unit numbers. Also the errors in the number of bedrooms. That list had units A-I and did not include units #J-L. Most units had 2 bedrooms. That was wrong. As we have mostly 1 bedrooms. I knew that the realtors and stock transfer used this information in sales of units. I wondered if the County Assessor charged higher taxes thinking I had two bedrooms? That question has never been answered.

At our January Board meeting 2018 our Attorney was present, and in executive session - our Board agreed to have him update our ByLaws. The unfortunate issue was I forgot to ratify that approval on our February Agenda. I did not have experience in doing Bylaw changes, neither did my Board.

Please be advised I have always had your best interest at heart and will continue to do so. As I bring this to a close consider your unit and your community. If things have been improved in the past two years then support your current board. After all the Board should strive to use our reserves wisely and constantly keep updating as needed for our facilities.

Respectfully submitted,

Sandra Luther Stark

**MINUTES OF THE SPECIAL (AGENDA) MEETING OF THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL ONE**

**May 15, 2018**

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by Vice President Tous at 9:00 a.m. on Tuesday, May 15, 2018, in Building 5, Conference Room C.

Those members present were: Vice President Tous, Secretary St. Aubin, Directors Barreras, Collazo, Gambol, and Singer. President Luther-Stark, and CFO Schweitzer were absent. Also present was Mutual One shareholder Manni Haro.

The purpose of the meeting was to discuss agenda items for the May 24, 2018, Regular Monthly Board Meeting.

Vice President Tous adjourned the meeting at 9:35 a.m.

  
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Attest  
JoAnn St. Aubin, Secretary  
SEAL BEACH MUTUAL ONE

jp:05/15/18

# SIGN-IN SHEET

BOARD OF DIRECTORS MEETING  
MUTUAL NO. ONE  
DATE: May, 24, 2018

	GUEST NAME
1	Dave Julian
2	Peggy Tous
3	Lorraine Blankens
4	Dennis Klaprod
5	Mark Scott
6	Dorothy Anderson
7	Donna Halbersma
8	Lovella Mazman
9	Jill Brennan
10	Kathy Almeida
11	Sheila Singer
12	Dorothy Geisler
13	Maryemma Hargrave
14	Elizabeth Hacke
15	Eunis Christensen
16	Manny Haro
17	Daniel Weber
18	Diana Woods

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