

**MINUTES OF THE ANNUAL SHAREHOLDERS MEETING  
SEAL BEACH MUTUAL ONE  
June 10, 2019**

The annual meeting of the shareholders of Seal Beach Mutual One, a California corporation, was called to order by President Luther-Stark at 10:00 a.m. on Monday, June 10, 2019, in Clubhouse 4.

**PLEDGE OF ALLEGIANCE**

Byron Schweitzer led the *Pledge of Allegiance*.

**QUORUM**

President Luther-Stark advised that a quorum was present, either in person or by ballot, and she declared the meeting officially in session.

**SHAREHOLDER DECLARATION**

At the April 25, 2019, regular board meeting, Diane Woods of unit 28-L, declared her intent to vote cumulatively at this annual shareholders meeting.

**CERTIFICATION OF NOTICE OF MEETING**

Secretary St. Aubin read the certification notice:

I, JoAnn St. Aubin, secretary for Seal Beach Mutual No. One, hereby certify that the Notice of Stockholders' Meeting and Ballots were mailed in accordance with Article IV, Section 4, of the Bylaws of said Corporation to all subscribers of common stock as of May 11, 2019.

**FURTHER, IN ACCORDANCE WITH THE BYLAWS, THE  
CUMULATIVE VOTING PROCEDURE WILL BE USED.**

**EXPLANATION OF WRITE-IN CANDIDATE**

Ms. Cheryl Wilson, Accurate Voting Services, Inc., explained the process of a write-in candidate and nomination of that write-in candidate.

**INTRODUCTION OF CANDIDATES**

The following nominated candidates were introduced as follows:

Seon Hyung Cho	(new)
Ruben Collazo	(incumbent)
Eileen Merritt	(new)
Denise Potterton	(new)
Phillip Singer	(incumbent)
Richard Stone	(new)
Daniel Weber	(new)

President Luther-Stark called for nominations from the floor. There being no further nominations, President Luther-Stark requested a motion to close the nominations. Upon a MOTION duly made by Denise Potterton, unit 51-A, and seconded by Claudette Cooley, unit 46-E, it was

RESOLVED that the nominations be closed.

The MOTION passed.

**BALLOTING**

Ms. Cheryl Wilson from Accurate Voting Services thanked the mutual for the opportunity to provide this election procedure for the mutual. Accurate Voting Services is the outside independent election service company that was selected to create the ballot, mail the ballot to the shareholders, and receive the return ballots to be opened today to determine Mutual One's new Directors.

President Luther-Stark announced that the ballot boxes were closed and instructed any interested shareholders to accompany Accurate Voting Services to the counting area to observe the counting of the ballots.

The appointed election observers were Andre Du Somme, Manny Haro, and William Kaye.

When the counting was completed, the newly elected board would hold its organizational meeting to elect officers. The results of the election would be posted on the main doors of all the clubhouses.

**MINUTES**

President Luther-Stark asked for a motion to dispense with reading the minutes of the last annual shareholders meeting held on June 11, 2018, and that they be approved as printed and distributed. Upon a MOTION duly made by Ruben Collazo, unit 23-L, and seconded by JoAnn St. Aubin, unit 12-A, it was

RESOLVED that the annual shareholders meeting minutes of June 11, 2018, be approved as printed and distributed.

The MOTION passed.

**INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS**

President Luther-Stark introduced the current 2018-2019 board members:

Sandra Luther-Stark, President  
Ruben Collazo, Vice President  
Byron Schweitzer, Chief Financial Officer  
JoAnn St. Aubin, Secretary  
John Barreras, Director  
Jill Brennan, Director  
Donna Gambol, Director  
Phillip Singer, Director  
George Tous, Director

President Luther-Stark then introduced the GRF Representatives, Richard Stone and Leah Perrotti, and Community Manager, Maria Zarro-Anaya.

**PRESIDENT'S REPORT**

Ms. Luther-Stark presented her report (attached).

**VICE PRESIDENT'S REPORT**

Mr. Collazo presented his report (attached).

**SECRETARY'S REPORT**

Ms. St. Aubin presented her report.

**CHIEF FINANCIAL OFFICER'S REPORT**

Mr. Schweitzer presented his report.

**DIRECTORS' REPORTS**

Mr. Barreras presented his report.

Ms. Brennan presented her report.

Ms. Gambol presented her reports (attached).

Mr. Singer presented his report.

Mr. Tous presented his report.

**GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT**

Ms. Perrotti and Mr. Stone presented their reports.

**EXECUTIVE DIRECTOR'S REPORT**

In Mr. Ankeny's absence, Community Manager Zarro-Anaya presented the GRF Executive Director's report (attached).

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

In Ms. Hopkins' absence, Community Manager Zarro-Anaya presented the Mutual Administration Director's report (attached).

**RECESS**

President Luther-Stark called a recess from 10:40 a.m. to 11:16 a.m., which was necessary to finish the counting of the ballots.

**ELECTION RESULTS**

Ms. Cheryl Wilson of Accurate Voting Service, Inc., reported the following results of the election: Seon Hyung Cho, elected with 459 votes for a two-year term; Eileen Merritt, elected with 184 votes for a two-year term; Denise Potterton, elected with 294 votes for a two-year term; and Richard Stone, elected with 260 votes for a two-year term.

**ANNUAL SHAREHOLDERS MEETING  
SEAL BEACH MUTUAL ONE**

**June 10, 2019**

**ELECTION RESULTS (continued)**

The amendment and restatement of the mutual's bylaws passed with 315 "yes" votes, 89 "no" votes, and 33 abstentions.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 11:21 a.m.



Attest, JoAnn St. Aubin, Secretary  
SEAL BEACH MUTUAL ONE

ck: 06/25/2019

Attachments

To: Mutual One Shareholders, Fellow Directors, Mr. Ankeny,  
Ms. Hopkins, and our GRF representatives

President's Report – Annual Meeting

June 10, 2019

Welcome, Mutual One Shareholders. As this is one of the most important days that we have had in Decades. Voting on our Revised ByLaws has been our main concern for over 18 months. I want to acknowledge and thank our ByLaw Committee. With much discussion throughout Leisure World on ByLaw changes, I have confidence that our attorney, Michael Rabkin, created a complete and easy to understand document. His guidance during this process was to keep Mutual One in compliance with our many State/Federal laws, Civil Codes, Corporate Codes and Davis-Stirling.

As for the Board's accomplishments this past year, each Director will give their separate reports.

Projects: We are on our second year of sewer relining. Many shareholders have been inconvenienced for a short time, as this project is extremely important and will be through 2021.

This Board has tried to approve even handed rules and procedures for our policies. You have heard me say many times "What we do for one we must do for all!"

I want to wish Good Luck to Director George Tous and JoAnn St Aubin as they have decided on different paths.

Thanks to Director Phil Singer, who has been chair of our many successful Townhall meetings.

Huge thanks also go to VP Director Ruben Collazo, CFO Director Byron Schweitzer, and Physical Properties Director John Barreras as you three have been the work horses for me this past year. I appreciate your constant support. Directors Ruben Collazo, Jill Brennan, and George Tous helped me with New Buyer Orientations. As Director John Barreras and Director Phil Singer handled the NBO inspections. As one can see it takes a commitment from everyone to handle Mutual One's daily responsibilities. I have great hopes for the new incoming board.

Mutual One recently lost our Inspector. We are waiting for a new one to be assigned.

Last but not least is Ms. Hopkins and her crew in Administration. Mutual One wants to thank you and your team. Here is to a less stressful time in the coming year!

Respectfully submitted,

Sandra Luther Stark, President

## Vice President's Annual Report for June 2019

- 1) Backup to President
  - a) When president needed
    - i) Sign
      - (1) Certificates of ownership
      - (2) Invoices & checks
      - (3) And anything that needs approval
      - (4) Performed New buyer orientation interviews
- 2) Computer
  - a) Maintained computer files for the mutual
  - b) Updated New Buyer Orientation script for new buyer's interview
  - c) Updated NBO script for Co-occupant's interview
  - d) Created index for New Buyer Orientation script
  - e) Created Excel report showing resident use and abuse of Service Maintenance services
- 3) Monthly meeting with Mutual Administration Director regarding:
  - a) Shareholders
    - i) non-payment of monthly assessments
    - ii) whose apartments have become fire hazards or attract vermin
    - iii) have illegal occupants
    - iv) and miscellaneous other offenses
  - b) Whether or not send files to our attorneys
- 4) The past year has been a very eventful one for the mutual and for Leisure World, for one thing we found that there was no regulation protecting our shareholders from anyone parking illegally in our carport.
  - a) Although it may not happen often, we now have the right to tow immediately anyone in our space.
  - b) We were having very long delays getting our laundry room equipment repaired,
    - i) and now after hiring WASH that issue has been eliminated.
  - c) The bane of our existence has always been the landscaping, and now for the first time in a very long time our shareholders seem to be happy with our current gardeners.
- 5) We have been the leaders
  - a) Replacing piping with copper
    - i) Putting shutoff valves in each apartment
  - b) Relining our sewers
  - c) And because our reserves were ample we have done it for less

## Bylaws Committee – June 10, 2019 – Final Report

Donna Gambol – Chair  
George Tous  
David Julian  
Denise Potterton

During the past year, the committee met several times to review and revise the former bylaws. After our initial review we met with our attorney to ensure that the bylaws were in alignment and agreement with the Davis-Stirling law which governs common interest developments.

This was a very detailed and time consuming process. The members of the committee devoted many hours to ensure that our bylaws are complete and in compliance with all applicable laws.

You each received a letter with the ballot packet and a copy of the revised by-laws. Our attorney outlined in detail the changes and additions to the bylaws. The changes were primarily removing language no longer applicable, i.e. FHA clauses and inserting information that was now applicable under the law. It is my hope that you voted in the affirmative to accept the new language and revisions.

Our next task is to address the policies of Mutual One.

Trees Committee – June 10 2019

Donna Gambol – Chair  
Jill Brennan  
JoAnn St. Aubin

Earlier this year Bright View Arbor Service pruned and trimmed the mature trees in our community. The smaller trees are maintained by our landscapers, J & J Landscaping.

A number of trees were removed either because of their deteriorating condition or because their root system was invasive and posed serious threats to our sewer system, sidewalks, and retaining walls.

We have not replaced trees for the past three years, but will now be addressing that situation. Our Board voted last month to approve the installation of 33 trees.

We will be planting 18 tall trees, 8 medium size trees and 7 flowering trees that will remain smaller. When I say we will be planting tall and medium trees, I am referring to their potential for growth, obviously when we plant the new trees they will be young trees with the potential to grow tall or medium or remain small.

The trees will be planted in areas where former trees were removed. There are several reasons for the delay, most because we were in the process of changing landscape contractors and the trees are installed by the landscape contractor and thus maintained by them during their first years of growth and adaption. We wanted to ensure that our landscapers would be responsible for their successful installation and maintenance.



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## GRF Executive Directors Annual Meeting Report

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Dear Mutual One,

As we look back at the 2018/19 term, remembering our accomplishments while always reflecting on our half a century as a premier community, but we are also inspired and excited by our future. We look to continue to engage the community for your input and support of GRF's mission:

*The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World*

Over the years, I have come to see our community as a family. Family is a group of people who share a passion and a vision or simply care deeply for another person. At Leisure World Seal Beach, we are a large and diverse family of Shareholders/Members neighbors, community leaders, staff and friends.

A very sincere thank you to Mutual One, GRF representatives, Leah Perrotti and Dick Stone, and the Board members of Mutual One; you unselfishly volunteer your time to serve on a Board. The care and concern you show to your fellow Shareholders, is an inspiration for us all.

You treat everyone with respect and kindness, no matter what the situation is. Your collective accomplishments in helping and serving our community does not go unnoticed. The key to success rests in you, who embody the spirit of community by unselfishly asking "what may I do for you"?

I and the staff of GRF, thank you for the lasting friendships gained working with you; we are stronger, better, committed and passionate about our mission. Our standards of success are high and today is a great opportunity be able to celebrate our community and be grateful for our achievements.

We look forward to working with the Boards to ensure that our community continues to prosper and thrive for the mutual benefit of all Shareholders and Members.

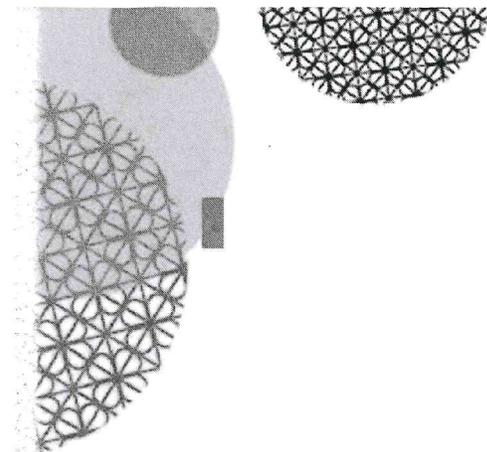
Thank you again for your support and partnership and, most importantly, for allowing my staff and I to be a part of your community and, especially, part of your lives.

With gratitude,

Randy Ankeny, Executive Director

*"Without a sense of caring, there can be no sense of community"*

*Anthony J. D'Angelo*



# Annual Mutual Shareholders' Meeting 2019

We've come through another great year that was filled with both challenges and victories. How reassuring it has been to know that we can count on all our efforts.

Let's take this opportunity and thank everyone for all the efforts throughout the year. The greatest gift you can give is your time. Volunteers give their time and are the lifeblood of any Community. The work you have accomplished emphasizes the values and priorities of your Community. I truly enjoy each meeting, the conversations that are had and the valuable information that is shared.

Thank you to the Mutual Board of Directors. For you this is an add-on to the many things you do including your career, your family, your social life and other volunteer opportunities. Thank you for always answering our calls, responding to our emails and bringing your dedication, loyalty, commitment, experience and resources to the job of making life better for all of us.

Our team of staff members, along with the new or returning Mutual Directors, are willing to take on another year to continue the growth of our Community by incorporating everyone and working for the good of all.

Thank you to the GRF Board of Directors, more specifically your GRF Representative.

Our Executive Director, Mr. Randy Ankeny – Thank you for your vision, your extraordinary ability and leadership to guide us always. We appreciate the efforts made by you. With your leadership, we look forward to the next year working with the Board to continue to have many successful years. My sincere appreciation and gratitude.

Thank you to everyone for your part in our journey.

In the words of John E. Southard, let me say, "*The only people with whom you should try to get even with are those who have helped you.*"

Sincerely,

*Jodi Hopkins*

Mutual Administration Director

