

Candidates featured in this edition of *Matters*

Each candidate was asked to submit a photo and profile to be included in this edition of *Matters*. Candidates were limited to 200 words in this publication, if they went over the limit, their bio was cut. They are presented here in alphabetical order as they will be on the ballot:

- 56 G John Barreras
Incumbent
- 24 E Jill Brennan
Incumbent
- 23 L Ruben Collazo
- 25 F Donna Gambol
Incumbent
- 66 I Sandra Luther Stark
Incumbent
- 29 G Kathy Rose
- 22 G Phil Singer
- 11 F George TousVanNijkerk
Incumbent

Once elected Board members serve for two years; Mutual 1 does not have term limits, candidates may be re-elected. All members serve as volunteers, they receive no compensation for their service.

Mosquito Season Begins



Tip, toss and take action to limit mosquito infiltration into your home. Tip out any standing water, this is particularly true of water at the base of plants. Toss away containers that can hold water, old bottles, plates and bowls; change water in vases every few days. It is also important to run water in sinks and toilets that are infrequently used as these too can provide a perfect habitat.

Mutual One

Issue Number 12 June 2020

Matters

An occasional newsletter for Shareholders of Mutual 1 in Leisure World, Seal Beach, CA



Celebrating Father's Day a week early, the Grodts welcomed their children and grandchildren to Mutual 1 on Sunday afternoon for a little relaxation and fellowship.

It's Election Time in Mutual 1

Next month (July) ballots for Mutual 1 directors will be mailed. Shareholders have until 10:00 AM, August 10 to either mail them back or return them in person the day of the Annual Meeting. Nine persons volunteer their time to serve as your Board of Directors. A few years back, our membership voted to stagger the terms of our directors to ensure that there would be continuity from one year to the next. So on even years, five members are elected and on odd years, four members are elected to serve on the board.

We participate in cumulative voting. This year each shareholder will have five votes to cast, you may cast all your votes for one person, one vote each for five different candidates, or three votes for one and two for another or any other combination just so you don't exceed your five vote limit. You can withhold your votes as well. We encourage you to respond, even if you leave your ballot blank as we need a quorum of the membership to participate. Please follow the directions on the ballot, and remember to sign the outside of the mailing envelope so that your vote counts! This edition of *Mutual One Matters* features each of our candidates.



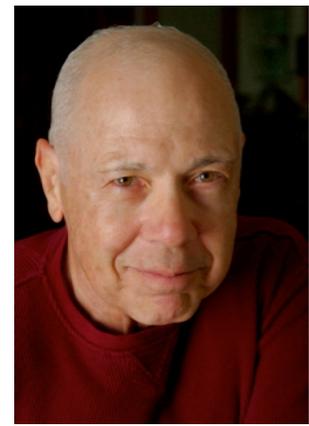
John Barreras

Incumbent



Jill Brennan

Incumbent



Ruben Collazo

My prior experience includes years as an engineer for Fluor Corporation and Bechtel.

As a director for two years I have been on the Landscape and Physical Properties Committee. Landscaping needs our constant attention but it is a worthwhile challenge to maintain our beautiful greenbelt.

I am currently also chairman of the Physical Properties Committee and enjoy meeting all the shareholders and solving the many problems that come up. Having worked at Fluor Corporation I have become very experienced in all kinds of construction issues and their solution, so I am very experienced dealing with these issues.

Being on the board has given me a new respect for the challenge of being a volunteer, and as a resident of Leisure World I want to know that good people are taking care of Mutual One business. I am particularly proud of the roofing and re-piping projects we have completed.

Mutual 1 Resident since 2016. Mutual 1 Board member elected 2018, and Board Secretary since June, 2019.

Please see the 2020 Voter Packet for my complete biography.

Thank you all for the opportunity to serve our Mutual for the past two years. It has been a rich and interesting experience, and I am grateful for all the wonderful people I have met. Thank you all for your input and suggestions for improvements to make our Mutual even more beautiful, kinder, and more responsive to shareholder concerns.

In the past year, we have seen major improvements in landscaping. Our eligibility requirements and new buyer orientations packets have been updated to attract and welcome new shareholders. We continue to update our policies to reflect 2020 realities. We are in excellent shape financially as is our fiduciary duty.

Thank you for your patience as we abide by and are governed by the many rules of CA Corporation codes, GRF mandates, and the Davis-Stirling Act for Common Interest Developments.

Thank you for your patience and adherence to the CDC restrictions of the Covid-19 Pandemic in keeping LW safe and healthy.

Please do vote. Keep Mutual One Number One in LW.

Respectfully and gratefully submitted.

When I first joined the board as CFO over 8 years ago, I inherited a very well-funded board with a strong reserve. I felt it was my responsibility to maintain that healthy reserve and that is what we did.

I also made sure to maintain our investment portfolio. During that administration we researched and hired a roofing company to do our roofs, and because Mutual One had the funds to complete all the roofs, we were able to roof all of Mutual One for less per roof than the other mutuals.

Our board also re-piped all of Mutual One with copper piping and installed individual shutoff valves for each apartment

We followed those projects with probably the biggest project any mutual needs to consider and that is the sewer project. Our sewers have not been relined since Mutual One was built, more than fifty years ago. We hope to complete it in three years and it will cost at least \$3.5 million.

While I was Vice President we continued to maintain this property in the best way possible. We completed the following:

- New brighter street globes
- New metal meter and telephone doors at ends of buildings
- New led lamps



Donna Gambol
Incumbent

It has been an honor to serve on your Board of Directors since June 2016 and as president this past year. It is my hope you will vote for me to represent you again.

During the 2019-2020 year your Board has worked diligently to manage expenses and keep assessments down.

We re-established the potluck picnic. We held a town hall meeting and had hoped to have additional, but COVID-19 interfered with those plans.

We enhanced communications by providing personal distribution of the By-laws and publishing the Mutual One Matters newsletter. We enhanced the quality of our landscape by planting 33 trees and establishing some new rock gardens. We have continued with the sewer re-lining project and hope to begin painting in the next year.

During this crisis, we reached out to members and encouraged folks to “socially distance” and yet keep in touch with one another at the 11:00 AM “shout out.” We are pleased that you have complied.

I have enjoyed working for you and believe that Mutual 1 is the best mutual in Leisure World. I want to continue to improve our community and hope that you will vote for me to accomplish that goal.



Sandra Luther Stark
Incumbent

Why should you vote for me? My experience. I understand procedures of both our Board and GRF.

Originally in 2012 I wanted to be a part of the “decision making” process. My husband had passed away and if I was going to continue to live in Leisure World I needed to understand how things were accomplished. As your Secretary 2012-2014 the most important document I signed was the TRUST document. A SPECIAL ELECTION was held for all of LW to extend the TRUST another 20 years. (for TRUST PROPERTY.) If the Trust had not passed- Leisure World would not be functioning the same. Then in 2014 as Vice President, the Board approved the Roofing project.

Nov 2014 The President of Mu One resigned and I was elected President. A position held until June 2019. During that time we completed the most important infrastructure projects: Roofing and Copper Repiping. Now Sewer Relining will continue thru 2021.

New project to consider is a Leaf Filter system. Plus the Future is Very Bright for Mutual One as the next big project will be the painting of our buildings and carports. When completed our Mutual will not have any costly projects for 15-20 years!



Kathy Rose

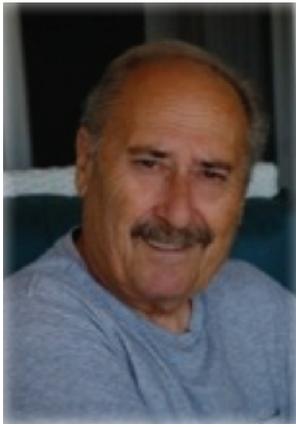
My name is Kathy Rose, and I have been a resident of Mutual 1 for 10 years.

My job history is varied: cashier at a roller skating rink, temporary agency job assignments, proof-reading escrow documents for a savings and loan, customer service at Sears, Vons, and LW Security.

However, my main occupation for 37 years was teaching grades 1 through 8, and I also taught English as a Second Language (ESL) in adult school. (I never taught Kindergarten because I can't sing.) I absolutely loved teaching.

I have been thinking about volunteering for the Mutual 1 Board since my husband died four years ago. The Mutual 1 Board has done an admirable job of making much needed repairs to our units and improvements to our common areas over the past 10 years, but I realize more changes are necessary.

If I am elected, I will represent all of you Mutual 1 residents to the best of my ability and I will work with my fellow Board members to meet your individual needs and to continue improving Mutual 1 as a whole.



Phil Singer

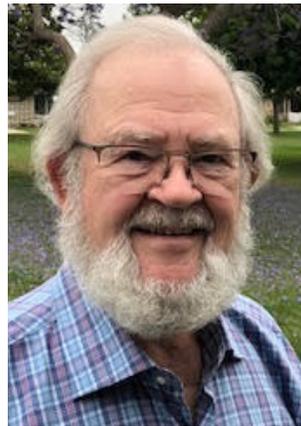
OBJECTIVE; To serve Mutual One proudly as a DIRECTOR. Our Mutual is an awesome community and I want to do everything I can to maintain our quality of life. I believe that staying involved, listening to Shareholders concerns and making sure that the Mutual is fiscally sound are my primary concerns. I will be a voice for our community, so that it will remain the best Mutual in Leisure World!

EXPERIENCE:

SKILLS:

- * Mutual One Director for two years
- * Parking Committee Chairperson
- * Town Hall Meeting Chairperson
- * Physical Properties Assistant
- * Mutual One Community Liaison
- * Solid managerial and supervisory experience with excellent decision making skills.
- * Ability to plan, manage and execute projects.
- * Ability to schedule, plan and conduct community meetings.
- * Formulate, amend and implement Mutual policies.
- * Passionate, compassionate individual with proven leadership skills.

BUSINESS OWNER AND A VERY PROUD UNITED STATES MARINE



George TousVanNijkerk
Incumbent

Peggy and I have been residents of Leisure World Mutual 1 since April 2014. My professional history includes working for a law firm for the past fifteen (15) years.

While serving on the Mutual One Board since 2017, I have had various duties. For the past year I have overseen New Buyer Orientations which gives me an opportunity to meet new shareholders and provide them with information about the guidelines of our Mutual.

My professional history includes owning a furniture and bedding manufacturing company in Brussels, Belgium. We employed approximately 250 people, majority Flemish speaking. We lived in Belgium for nine (9) years. While in Europe, I served on the Boards of the Belgian Theological Seminary as well as a member of the board of the Theological Seminary of Poland.

I served in the United States Army and after basic training in Fort Ord, California completed my service at the Judge Advocate General's office in the Presidio San Francisco.

Peggy and I are both of Dutch origin and have been married for 58 years; we have two sons, a daughter, and three grandchildren.

Cars are a little like people

“If you rest, you rust,” is a favorite saying back East, where quite literally automobiles very often rust during the winter season. People adopted that saying too, in that if they didn't move, they'd suddenly find themselves “rusted” and immobile.

But here, this season, it once again applies to your automobile. When did you last take it out for a good “run”? With the onset of the COVID 19 pandemic, many folks have just stayed home.

That's great....but not so great for your car. They need to run. The motor needs to operate, the fluids need to flow, the battery needs to recharge. So consider taking a little drive this week...go for a pleasant adventure, take a picnic, enjoy the great outdoors and give your car a little attention.



Cars need to be driven to stay in good operating order...take yours for a trip this week.

Security

(562) 594-4754

Call security if you are expecting tradesmen or guests to allow them access through the Main Gate. Call Security on the weekends for any water or electrical emergency.

Service Maintenance

(562) 431-3548