

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL ONE**  
**November 24, 2020**  
**Meeting begins at 9:00 a.m.**  
**Zoom Video and Call Conference Meeting**

**TO ATTEND:** The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting GRF Mutual Administration at [mutualsecretaries@lwsb.com](mailto:mutualsecretaries@lwsb.com) or (562) 431-6586 ext. 313 and requesting the call-in or log-in information.

**TO PROVIDE COMMENTS DURING MEETING:** In order to make a comment during the open Shareholder forum, the Shareholder must submit their information, including their name, Unit number, and telephone number, via e-mail at [mutualsecretaries@lwsb.com](mailto:mutualsecretaries@lwsb.com), by no later than 3:00 p.m., the business day before the date of the meeting.

1. CALL TO ORDER
2. SHAREHOLDER COMMENTS (2-3 minutes per shareholder – Agenda Items only)
3. ROLL CALL
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUESTS:  

Ms. Perrotti, GRF Representative  
Ms. Hopkins, Mutual Administration Director  
Mr. Stolarz, Building Inspector  
Ms. Barua, Portfolio Specialist
5. APPROVAL OF MINUTES:
  - a. **Regular Meeting Minutes of October 22, 2020**
6. BUILDING INSPECTOR'S REPORT Mr. Stolarz  
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p. 3)
  - a. Discuss A-1 Plumbing Progress
7. GRF REPRESENTATIVES Ms. Perrotti
8. **UNFINISHED BUSINESS**
  - a. Discuss and vote to ratify amend Policy 7415.01- Patio, Porches, Garden Expansion, & Golf Cart Pads (pp. 4-16)
9. **NEW BUSINESS**
  - a. Approval of Mutual Monthly Finances (p. 17-)
  - b. Discuss and vote to ratify resolution to remove Richard Stone from the Mutual One Board of Directors (p. 18-19)
  - c. Discuss and vote to appoint Kathy Almeida to the Mutual One Board of Directors

(p. 20)

- d. Discuss and vote to approve the changes to the Notice of Disclaimer regarding Dual Ownership (pp. 21-23)
- e. Discuss and vote to ratify resolution from attorney regarding AB 3182 (pp. 24-25)
- f. Discuss and vote to authorize Finance Department to open a Money Market account for previous owner of Unit 01-021A-30 (p. 26)
- g. Discuss proposed Fine Schedule

**STAFF BREAK BY 11:00 a.m.**

- |     |                                 |             |
|-----|---------------------------------|-------------|
| 10. | SECRETARY / CORRESPONDENCE      | Ms. Brennan |
| 11. | CHIEF FINANCIAL OFFICERS REPORT | Ms. Gambol  |
| 12. | MUTUAL ADMINISTRATION DIRECTOR  | Ms. Hopkins |
| 13. | ANNOUNCEMENTS                   |             |

**NEXT MEETING: December 22, 2020 9:00 a.m., via Zoom Video and Conference Call**

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|-----|---------------------------------|------------------|
| 14. | COMMITTEE REPORTS               |                  |
|     | a. Landscape Committee          | Ms. Merritt      |
|     | b. Physical Property Report     | Mr. Barreras     |
|     | c. New Buyer Orientation Report | Mr. Tous         |
|     | d. Paint Committee              | Ms. Luther-Stark |
|     | e. CFO/Report /Budget Update    | Ms. Gambol       |
| 15. | DIRECTORS' COMMENTS             |                  |
| 16. | SHAREHOLDER COMMENTS            |                  |
| 17. | ADJOURNMENT                     |                  |
| 18. | EXECUTIVE SESSION               |                  |

**STAFF WILL LEAVE THE MEETING BY 12:00 p.m.**