

**MINUTES OF THE REGULAR MONTHLY MEETING VIA ZOOM
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
July 28, 2022**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Collazo at 9:00 a.m. on Thursday, July 28, 2022, via Zoom Video and Conference Call and Conference Rm A.

ROLL CALL

Present: President Collazo, Vice President Luther-Stark, Chief Financial Officer Frank, Director Almeida, Perrotti, and Rockwood.

Absent: Secretary St. Aubin and Director Potterton

GRF Representative: Ms. Perrotti and Ms. Gambol (entered 9:07 a.m.)

Guests: Four Mutual One Shareholders (via zoom)
Five Mutual One Shareholders (in-person)

Staff: Ms. Hopkins, Mutual Administration Director (entered at 9:31 a.m. and via zoom)
Mr. Stolarz, Building Inspector
Ms. Barua, Portfolio Specialist
Ms. Vasquez, Recording Secretary

SHAREHOLDER COMMENTS

Several shareholders made comments.

MINUTES

Following a discussion and upon a MOTION duly made by Vice President Luther-Stark and seconded by Director Rockwood, it was

RESOLVED to approve the Regular Meeting Minutes of June 23, 2022, as corrected.

The MOTION passed unanimously.

ACCEPTING RESIGNATIONS AND APPOINTING DIRECTOR

Following a discussion and upon a MOTION duly made by President Collazo and seconded by Vice President Luther-Stark, it was

RESOLVED to respectfully accept Denise Potterton resignation as Director from the Mutual One Board of Directors.

The MOTION passed unanimously.

BOARD OF DIRECTORS

MUTUAL ONE

July 28, 2022

Following a discussion and upon a MOTION duly made by President Collazo and seconded by Vice President Luther-Stark, it was

RESOLVED to respectfully accept Kathy Almeida resignation as Director from the Mutual One Board of Directors.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by President Collazo and seconded by Vice President Luther-Stark, it was

RESOLVED to appoint Dan Weber as a Director to the Mutual One Board of Directors, effective immediately for the remaining 2022-2023 term year.

The MOTION passed unanimously.

Dan Weber accepted appointment as Director of Mutual One Board of Directors.

BUILDING INSPECTOR'S REPORT

Building Inspector Stolarz presented his report (attached).

Following a discussion and upon a MOTION duly made by Vice President Luther-Stark and seconded by Director Rockwood, it was

RESOLVED to approve the patio proposal for Unit 61-F. Work to be done at the shareholder's expense.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Vice President Luther-Stark and seconded by Chief Financial Officer Frank, it was

RESOLVED to approve the patio proposal for Unit 68-A. Work to be done at the shareholder's expense.

The MOTION passed unanimously.

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

RESOLVED to approve the patio proposal for Unit 65-G plan # 3. Work to be done at the shareholder's expense.

The MOTION failed unanimously.

BOARD OF DIRECTORS

MUTUAL ONE

July 28, 2022

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

RESOLVED to authorize Building Inspector to go out for bids - carport 16 & 17 trash locations.

The MOTION failed with five “no” votes (Collazo, Rockwood, Markovich, Perrotti and Frank) and with two “yes” votes (Luther-Stark and Weber).

Following questions, Mr. Stolarz left the meeting at 9:44 a.m.

GRF REPRESENTATIVES’ REPORTS

GRF Representative Perrotti and Gambol provided an update.

UNFINISHED BUSINESS

President Collazo assigned Buildings, Laundry Rooms, and Carports to Mutual One Directors. Vice President Luther-Stark – Bldgs. 43-50, Laundry Rooms 12-13, and Carports 13-14. Director Markovich – Bldgs. 21-31, Laundry Rooms 6-8, and Carports 7-9. Chief Financial Officer Frank – Bldgs. 11-20, Laundry Rooms 3-5, and Carports 3, 4 and 6. Secretary St. Aubin – Bldgs. 32-42, Laundry Rooms 9-11, Carports 10-12. Director Perrotti – Bldgs. 1-10, Laundry Rooms 1-2, and Carports 1-2 and 5. Director Rockwood - Bldgs. 51-60, Laundry Rooms 14-15, and Carports 18-20. Director Weber - Bldgs. 61-70, Laundry Rooms 16-18, and Carports 15-17.

Following a discussion and upon a MOTION duly made by Vice President Luther-Stark and seconded by Director Markovich, it was

RESOLVED to approve the gopher proposal from J&J Landscaping for the gopher pest control, at a cost not to exceed \$500 per month. Funds to come from Infrastructure Reserves and authorize the President to sign any necessary documentation.

The MOTION passed unanimously.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Frank and seconded by Vice President Luther-Stark, it was

RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year’s budget, statements prepared by the financial institutions where the mutual has its operating and reserve accounts, and income and expense statement for the Mutual’s operating and reserve accounts, the check registers, monthly general ledger, and delinquent assessment receivable reports for the month of June 2022.

BOARD OF DIRECTORS

MUTUAL ONE

July 28, 2022

The MOTION passed unanimously.

President Collazo assigned Vice President Luther-Stark, Director Perrotti, Secretary St. Aubin, and Director Markovich to Architectural Committee and assign all Directors to Internal Dispute Resolution Committee with a rotating group schedule for all Directors. Group # 1 – President Collazo, Director Rockwood and Director Markovic, January, April, July and October, Group # 2 – Vice President Luther-Stark, Chief Financial Officer Frank and Secretary St. Aubin, February, May, August and November and Group # 3 – Director Weber and Director Perrotti, March, June, September, December.

Following a discussion and upon a MOTION duly made by Vice President Luther-Stark and seconded by President Collazo, it was

RESOLVED to approve Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Policies and/or Rules & Regulations, effective for the 2022-2023 term and authorize the President to sign the agreement.

The MOTION passed unanimously.

President Collazo called for a break at 10:33 a.m. – 10:48 a.m.

SECRETARY / CORRESPONDENCE

No correspondences.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Frank provided an update.

PORTFOLIO SPECIALIST'S REPORT

Portfolio Specialist Barua presented her report (attached).

ANNOUNCEMENTS

NEXT BOARD MEETING: Thursday, August 25, 2022, at 9:00 a.m. via Zoom Video/Conference Call and Conference Rm A.

Chief Financial Officer Frank left the meeting at 10:52 a.m.- 10:53 a.m.

COMMITTEE REPORTS

Landscape Committee

No report was provided.

Physical Properties

Director Rockwood presented his report (attached).

BOARD OF DIRECTORS

MUTUAL ONE

July 28, 2022

New Buyer Orientation

Director Perrotti provided an update.

Painting Committee

Vice President Luther-Stark presented her report (attached).

Emergency Preparedness

Ms. Almeida provided an update.

DIRECTORS' COMMENTS

Several Directors made comments.

SHAREHOLDERS' COMMENTS

Several shareholders made comments.

ADJOURNMENT

President Potterton adjourned the meeting at 11:26 a.m. and announced there will be an Executive Session following the meeting to discuss member issues.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on July 28, 2022, at 11:30 a.m., and took the following actions:

Mutual One Board of Directors approve the Executive Session minutes of June 23, 2022.

1. Legal Matters
 - a. Several legal matters were discussed.
2. Contracts
 - a. No contracts were discussed.
3. Assessments / Delinquencies
 - a. Several files were closed.
 - b. Several letters were drafted.
 - c. Several files to monitor.
4. Disciplinary Hearings
 - a. No Disciplinary hearings occurred.

President Collazo adjourned the meeting at 12:00 p.m.

Attest, JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE
KV 7/28/22

July 2022 Monthly Board Meeting
Shareholder Attendees via zoom and in-person

In-Person

- 1. Connie McClean, Unit # 69-E**
- 2. Fred Edworthy, Unit # 69-D**
- 3. Robert Dufney, Unit # 70-E**
- 4. Sally Steenbergen, Unit # 16-Y**
- 5. Robert Barnum, Unit # 38-B**

Via Zoom

- 1. Mark Scott, Unit # 13-K**
- 2. Jill Brennan, Unit # 29-E**
- 3. Mike Stabile, Unit # 30-D**
- 4. Nabil Gerges, Unit #23-G**

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR: RICH STOLARZ

MUTUAL BOARD MEETING DATE: July 28, 2022

| PERMIT ACTIVITY | |
|---|---------------------------|
| 57 | Permits |
| 23 | Signed Off |
| ESCROW ACTIVITY | |
| 0 New Member Inspection | 18 Escrow |
| 26 Pre Listings | 10 Release of Funds |
| CONTRACTS AND PROJECTS | |
| Contractors | Projects |
| Fenn Good Through 4/30/2023 | Termites, Pest and Gofers |
| Fenn Good Through 6/30/2023 | Bait Stations |
| Wash Good Through 11/21/2022 | Washer and Dryer Service |
| J&J Landscape Good Through 12/01/2024 | Landscaping |
| Empire Pipe Cleaning 11/30/2022 | Sewer Cleaning |
| A-1 Total Service Plumbing | Sewer Pipe Relining |
| Hutton Painting 05/2023 | Painting |
| BA Construction | Building Wood Repairs |
| Hutton Painting - Completed Building 38-43, Working on Building 44-45, Laundry 12 | |
| A1 Total Plumbing - Completed Building 47, Working on 48-49 | |
| Discuss, Approve / Deny - Request for Patio Extension and Block Wall at 61-F | |
| Discuss, Approve / Deny - Request for Patio Extension and Block Wall at 65-G | |
| Discuss, Approve / Deny - Request for Patio Extension and Block Wall at 68-A | |
| MUTUAL & SHAREHOLDERS REQUEST | |
| Site Visits | |
| 86 | |

P.O. Box 2069
Seal Beach CA 90740

| Jun Actual | Jun Budget | | 2022 Y-T-D Actual | 2022 Y-T-D Budget |
|-----------------|----------------|---|----------------------|----------------------|
| 242,002 | 242,000 | Carrying Charges | 1,452,013 | 1,452,000 |
| 91,665 | 91,664 | Reserve Funding | 549,989 | 549,984 |
| 333,667 | 333,664 | Total Regular Assessments | 2,002,002 | 2,001,984 |
| 5,329 | 4,169 | Service Income | 29,243 | 25,014 |
| 1,163 | 574 | Financial Income | 5,537 | 3,444 |
| 5,166 | 3,629 | Other Income | 21,995 | 21,774 |
| 11,659 | 8,372 | Total Other Income | 56,775 | 50,232 |
| 345,326 | 342,036 | Total Mutual Income | 2,058,776 | 2,052,216 |
| 145,193 | 145,193 | GRF Trust Maintenance Fee | 843,248 | 871,158 |
| 33,960 | 27,751 | Utilities | 178,188 | 166,506 |
| 7,708 | 1,309 | Professional Fees | 37,673 | 7,854 |
| 0 | 25 | Office Supplies | 34 | 150 |
| 52,580 | 51,813 | Outside Services | 299,750 | 310,878 |
| 28,310 | 24,282 | Taxes & Insurance | 167,092 | 145,692 |
| 91,665 | 91,664 | Contributions to Reserves | 549,989 | 549,984 |
| 359,417 | 342,037 | Total Expenses Before Off-Budget | 2,075,974 | 2,052,222 |
| (14,091) | (1) | Excess Inc/(Exp) Before Off-Budget | (17,198) | (6) |
| 28,946 | 0 | Depreciation Expense | 168,704 | 0 |
| (43,037) | (1) | Excess Inc/(Exp) After Off-Budget | (185,901) | (6) |
| | | Restricted Reserves | | |
| 7,446 | 0 | Appliance Reserve Equity | 76,060 | 0 |
| 9,069 | 0 | Painting Reserve | 98,958 | 0 |
| 445 | 0 | Contingency Operating Equity | 219,417 | 0 |
| 4,167 | 0 | Roofing Reserve | 493,755 | 0 |
| (380) | 0 | Emergency Reserve Equity | 397,359 | 0 |
| 27,922 | 0 | Infrastructure Reserve | 3,327,977 | 0 |
| 48,669 | 0 | Total Restricted Reserves | 4,613,525 | 0 |

To: Mutual One Board of Directors, GRF representative and Shareholders

Report from Painting Committee

July 28, 2022

We are all very pleased with Hutton Painting as I have heard nothing but compliments. As Rich reported they are starting on Building # 47-48. I have also been impressed with All American Sign. You may have noticed Unit and Address signs are up to and including buildings #42. In block 1 & block 2 signs are now on the Laundry Room Doors. Also out of respect for those units A & L we have added the time of using the laundry 7am to 9 pm.

There have been minor issues with this project and as some shareholders have learned once reported, Hutton responded. There is still one unit 4L that is missing the unit sign. All American is aware of it and it should be produced soon.

Any time now the Welcome Signs and directional signs should start appearing around our community a necessity for delivery and emergency crews.

For buildings #49-70 the painters are coming. Once the notice has been posted on your unit: please remove your items from the patios and the front of your building to the greenbelt. And be prepared for a 3-4 day time frame from beginning to completion.

Thanks for your patience as we are reorganizing board responsibilities. If you have any mutual concerns call our Hotline 562-804-8718. Leave your message, and I will forward to the Director in charge of that issue.

Respectfully submitted,

Saundra Luther Stark

Directors Physical Property Report July 28, 2022

Actions

Attended one new buyer orientation.

Accompanied GRF Physical Property Inspector on numerous prelisting inspections.

Accompanied GRF Physical Property Inspector on numerous vacant/empty unit inspections.

Reviewed and signed multiple permits.

Numerous observation walks thru Mutual 1.

Reviewed in process patio construction sites.

Reviewed sites for patio construction permits.

Observations

As I was doing the inspections, I found that there are alterations to units that require permits that do not have permits.

There are several vacant/empty units that are extreme fire hazards as well as breeding grounds for various insects as well as rodents. Examples Unit 20E, 10L

Unmarked liquid containers on porch. Unit 20E

I question golf cart storage Unit 14L

Units with many more than 15 potted plants as well as nonconforming pots.

A significant number of vacant carport spaces at all times of day and night.

A severe crack in the porch of unit 60E.

In laundry rooms 14 and 15 I question the accessibility of the fire extinguishers.

JOHN ROCKWOOD

7.28.22

Portfolio Specialist's Report

July 2022 Election Results Term 2022-2023

| Mutual | # of Units | Total # of Ballots Received | Total % of Members Voting | Total Votes Cast for Write-in Candidates Who Accepted Nomination | Total Votes Cast for Abstention Only | Total Votes Cast for Quorum Only |
|-----------|------------|-----------------------------|---------------------------|--|--------------------------------------|----------------------------------|
| ONE | 844 | 321 | 36% | n/a | 19 | 0 |
| TWO | 864 | 521 | 60% | n/a | 6 | 8 |
| THREE | 432 | 256 | 59% | n/a | 24 | 0 |
| FOUR | 396 | 182 | 45% | n/a | 14 | 0 |
| FIVE | 492 | 221 | 44% | n/a | 16 | 0 |
| SIX | 408 | 274 | 67% | n/a | 3 | 0 |
| SEVEN | 384 | 241 | 62% | n/a | 15 | 0 |
| EIGHT | 348 | 211 | 60% | n/a | 6 | 0 |
| NINE | 384 | 262 | 68% | n/a | 19 | 0 |
| TEN | 276 | 173 | 62% | n/a | 7 | 0 |
| ELEVEN | 312 | 173 | 55% | n/a | 2 | 0 |
| TWELVE | 452 | 196 | 43% | n/a | 2 | 4 |
| FOURTEEN | 328 | 221 | 67% | n/a | 3 | 2 |
| FIFTEEN | 502 | 279 | 55% | n/a | 6 | 1 |
| SIXTEEN | 60 | 38 | 63% | n/a | 1 | 0 |
| SEVENTEEN | 126 | 72 | 57% | n/a | 0 | 0 |

| Mutual | President | GRF Representatives |
|-----------|----------------|--------------------------------|
| ONE | Ruben Collazo | Leah Perrotti Donna Gambol |
| TWO | Teri Nugent | Susan Jacquelin Teri Nugent |
| THREE | Carol Ginthner | Sandy Geffner |
| FOUR | Mike Levitt | Marsha Gerber |
| FIVE | Linda DeRungs | William Thompson |
| SIX | Lynn Baidack | Susan Hopewell |
| SEVEN | Sue Rotter | Lucy Ableser |
| EIGHT | Jeri Dolch | Camille Thompson |
| NINE | Beth Mayer | Antonio Dodero |
| TEN | Ruthann Arlart | Carole Levine |
| ELEVEN | Margaret Beste | Phil Mandeville |
| TWELVE | Rich Carson | Carol Damoci |
| FOURTEEN | Lee Melody | Lee Melody |
| FIFTEEN | Bruce Bowles | Phil Friedman |
| SIXTEEN | Dale Watkins | Janet Isom |
| SEVENTEEN | Cathy Gassman | Nick Massetti |



A LEVEL 2 WATER SUPPLY SHORTAGE HAS BEEN DECLARED

Governor Newsom has proclaimed a Drought Emergency as all 58 counties are now experiencing severe drought conditions. As drought conditions worsen it is more important than ever to make sure that every drop of water counts.

In order to meet the requirements of the Governor's issued Executive Order, effective immediately watering schedules are reduced to the following days:



Tuesday, Thursday, and Saturday



The following water use restrictions shall apply at all times:

OUTSIDE WATERING

of lawns, landscaping, and all other vegetated areas is prohibited between 6 a.m. and 6 p.m. and is limited to no more than 15 minutes per station per day. Drip irrigation and hand watering are exempt.

DO NOT WATER YOUR LAWN OR LANDSCAPING WHILE IT IS RAINING

or for a period of 48 hours after measurable rainfall.

NO EXCESSIVE WATER FLOW OR RUNOFF

onto your sidewalk, driveway, street, alley, or gutter when watering lawns, landscaping, and vegetated areas.

PLUMBING SYSTEM LEAKS

must be fixed immediately.

DO NOT HOSE OR WASH DOWN HARD OR PAVED SURFACES

such as sidewalks, gutters, driveways, patios, pool decks, parking areas, tennis courts, and alleys, except to alleviate immediate fire or sanitation hazards.

WASH DOWN YOUR VEHICLES WITH A BUCKET

and/or hose with a positive shut off hose nozzle. This includes cars, trucks, buses, motorcycles, boats, or trailers. Commercial car washes and washing where the health, safety, or welfare of the public is contingent upon frequent vehicle cleaning, such as garbage trucks and vehicles used to transport food and perishables, are exempt from this regulation.

FILLING OR REFILLING SWIMMING POOLS, SPAS, AND PONDS

are only to be performed on designated watering days (Tue, Thur, and Sat).

ALL DECORATIVE FOUNTAINS AND WATER FEATURES

are not to be operated.

RESTURANTS, CAFES, AND HOTELS

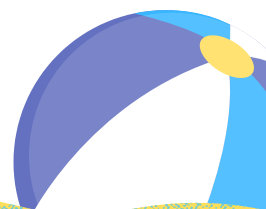
serve water ONLY upon request.

AGRICULTURAL USERS AND COMMERCIAL NURSERIES

must curtail all non-essential water use.

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL (CII) PROPERTIES

are prohibited from irrigating non-functional turf, such as decorative grass, except as it may be required to ensure the health of trees and other perennial non-turf planting.



Severe Drought

Simple ways to save water around the house

The average Californian uses 196 gallons of water per day. But California is in a severe drought, and every household is being asked to save water, because even small changes can make a big difference.

Use the tips below to find the right combination of actions you can take to reduce your water use.



FIXING TOILET LEAKS

can save up to 200 gallons of water per day



FILLING THE BATHTUB HALFWAY OR LESS

saves 17–25 gallons of water per bath



RECYCLING INDOOR WATER AND USING IT TO IRRIGATE YOUR GARDEN

cuts water use by up to 30%



USING A DISHWASHER INSTEAD OF HANDWASHING

saves up to 15 gallons per load of dishes



INSTALLING AERATORS

makes faucets and shower heads more efficient and saves 0.7 gallons per minute



TAKING 5-MINUTE SHOWERS INSTEAD OF 10-MINUTE SHOWERS

saves 12.5 gallons per shower with a water-efficient showerhead



FIXING LEAKS INSIDE AND OUTSIDE OF THE HOUSE

saves 27–90 gallons of water per day



TURNING OFF WATER WHEN BRUSHING TEETH OR SHAVING

saves 8 gallons per person each time you brush your teeth or shave



WASHING FULL LOADS OF CLOTHES

saves 15–45 gallons per load

Save Water.
Save California.

For more water saving tips:

SAVE OUR WATER.com



Coming This Summer!

**Come find opportunities
to enhance quality of life at the**

JULY 2022

5th Annual Life Options Expo

**Presented by GRF
Leisure World Seal Beach &
Optum Health Care Center
in partnership with
City of Seal Beach Senior Services**

More Updates to Follow!

Be Healthy · Enjoy Life · Plan for the Future



Save the Date!



2022 5th Annual Life Options Expo

Presented by GRF Leisure World Seal Beach & Optum Health Care Center in partnership with City of Seal Beach Senior Services



When:

**Friday,
July 29, 2022
9 a.m.-3 p.m.**

Where:

**Clubhouse 4
Leisure World,
Seal Beach**

* Could be canceled
due to Covid

* Masks are not required,
but highly recommended

You are cordially invited to participate in the fifth annual Leisure World, Seal Beach community-based expo, which will provide residents and their families with a convenient and fun way to gather information about the great community resources and services available. Participating services will include Residential Care Facilities, Home Care Agencies, Placement Specialists, Elder Care Agencies, County Organizations and more. The expo includes 60+ exhibitors and programming for seniors; essential information and resources to promote healthy and active living.

As a participant of the Life Options Expo, you will receive:

- **Table in the exposition area at no cost**
- **Interaction with Leisure World residents**
- **Multi-vendor promotion in the community newspaper**
- **Networking opportunities**

By participating in the Life Options Expo, you will bring a heightened awareness of the choices that our residents have when selecting services. These options are intended to provide information and resources to promote healthy and active living.

Please register by July 18, 2022, to reserve your spot and answer a few questions to help us better assist you.

** Space is limited. You will receive a confirmation once selected.

The Expo schedule:

8 a.m.: Vendors check-in

Presentations:

11 a.m.: Driving Smart by SBPD, CH 3, Room 1

11:30 a.m.-12:30 p.m.: Advanced Care Planning by Alzheimer's, CH 3, Room 4

12 p.m.: Fraud & Scam Awareness by SBPD, CH 3, Room 1

1 p.m.: Senior Food Help by OC Health Care Agency, CH 3, Room 1

1:30-2:30 p.m.: Alzheimer's Brain Health by Alzheimer's OC, CH 3, Room 4

Musical Entertainment on the Veterans Plaza Stage:

11 a.m.: LW Orchestra

1:30 p.m.: Velvetones Jazz Club

Koffel Taco Food Truck

Be Healthy · Enjoy Life · Plan for the Future

SEAL BEACH MUTUAL NO. ONE**Rules and Regulations**

Shareholders are responsible for any non-standard non-structural items in the unit. If the unit has been expanded structurally, the expansion is part of the Mutual's buildings and would be rebuilt in case of a covered peril, but shareholder would be responsible for any non-standard items within the expansion or original space such as, but not limited to, upgraded doors, bay windows, triple-pane windows, flooring, window treatments, counter tops, appliances, etc.

Although a Shareholder may be unable to occupy the Unit while repairs are being made, the Shareholder shall, nonetheless, be responsible for any living expenses incurred during repairs and the monthly assessment on the Shareholder's Unit regardless of who caused the damage.

The Shareholder, may, however, be indemnified by any and all individuals and entities who are liable for the damage making the Unit untenable.

Mutual Insurance Policy does **not** cover earthquake damage or other natural events such as, but not limited to flood, wildfire, tsunami, etc.

2. SMOKING

The purpose of these Rules and Regulations is to address secondhand smoke within the Community. Mutual One intends to eventually become a completely smoke-free property. Exposure to secondhand smoke, as defined below, can cause severe health effects in adults and children. In addition, exposing others to secondhand smoke creates conditions that interfere with the use and enjoyment of other shareholders units, thereby constituting a nuisance in violation of the Occupancy Agreement as well as state and local regulations. Seal Beach Municipal Code Sections 7.35.010(A)-(B) defines a public nuisance as "any violation of the code or anything injurious to health, indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by a neighborhood or by a considerable number of persons even when the damage inflicted is unequal..." and specifically includes the emission of noxious fumes or odors as a public nuisance. In addition, exposing others to secondhand smoke violates The Mutual No. One Occupancy Agreement ("Occupancy Agreement"), which states in pertinent part: "...Member[s] shall not...interfere with the rights of other occupants... nor commit or permit any nuisance on the premises..."

For the purposes of this rule, "Smoking" shall mean and include:

- The inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar, or other tobacco product, marijuana, or illegal substance.
- The inhaling, exhaling, burning, or carrying of any e- cigarette, personal vaporizer, or electronic nicotine delivery system.
- The use of any other similar type of paraphernalia related to smoking or alternatives to smoking.

(Sept 2021)

SEAL BEACH MUTUAL NO. ONE**Rules and Regulations**

For the purpose of this rule, “**Secondhand smoke**” is defined as smoke and aerosols inhaled involuntarily from burning or heating tobacco through a cigarette, cigar, pipe, hookah, or electronic cigarette. They also come from the air a smoker exhales while smoking.

For the purpose of this rule, “**Thirdhand Smoke**” is the residue from tobacco smoke that collects on surfaces.

For the purpose of this rule, “**Enclosed**” is defined as an area closed in by a roof and contiguous walls or windows, connected floor to ceiling with appropriate opening for ingress and egress.

2.1 Smoking and Nuisances

- Smoking is not permitted in any common area. Until January 1, 2023, smoking is permitted in the carport area.
- Smoking is not permitted on any porch or patio unless such porch or patio is fully enclosed.
- No shareholder or occupant shall cause a nuisance to any other occupant due to his/her Smoking.
- Secondhand Smoke that emanates from one area to another constitutes a nuisance.
- Any nuisance caused by a shareholder or occupant shall be treated by the Mutual as a violation of these rules and the Occupancy Agreement.
- If the Board elects to designate sections within the common area where Smoking is allowed, shareholders and/or residents/occupants/guests may only do so in those designated as areas.
- Shareholders will NOT throw cigarette butts on the ground. Shareholder must carry a portable ashtray or dispose of extinguished cigarette butts appropriately.
- Any shareholder and/or an occupant/guest who is in violation of this rule shall be in violation of the Occupancy Agreement. The shareholder is entirely responsible for ensuring that the rules, regulations, and policies are following by anyone they allow into the community. This includes, but not limited to, any Co-occupant, guest, care provider, vendor, invitee, or contactor.
- Shareholders are responsible for any damage and/or liability arising from the emission of Secondhand Smoke by such shareholder or their occupant/guest.

2.2 Phase Out of Smoking Units

Smoking within units is only permitted for those who are currently shareholders as of the date this Rule is adopted.

Any unit that is vacated or transferred after the date this Rule is adopted will permanently become a smoke-free unit. Therefore, persons who become shareholders after the date this Rule is adopted are not permitted to Smoke within their units.

(Sept 2021)

SEAL BEACH MUTUAL NO. ONE**Rules and Regulations****2.3 Enforcement**

- Upon receiving a complaint that any shareholder is causing a potential nuisance with Secondhand Smoke, the Mutual and/or GRF will conduct an informal investigation regarding the allegations and facts.
- Following the investigation, if GRF and/or the Mutual determines the complaint is valid, the shareholder who is the subject of the complaint will be provided the opportunity to insulate his/her Unit, at his/her expense. The installation of a HEPA filter and closing the unit windows will be required.
- All insulation of shareholder Units as set forth above shall be conducted by GRF and/or a vendor of GRF, who will then invoice the shareholder for the cost.
- In no case shall the Mutual pay for the insulation of a Unit, and/or the mitigation of the effects of a shareholder's Secondhand Smoke.
- In the event of a violation of these rules, the Mutual reserves the right to pursue any remedy under the law and its Governing Documents, including, but not limited to, levying a monetary penalty after notice and hearing, and engaging in internal dispute resolution pursuant to Mutual Policy among other things.

2.4 Exceptions

If any shareholder believes that he/she is entitled to an exception to any of these rules as a reasonable accommodation of a disability, he/she may submit such a request. All requests will be considered on a case-by-case basis.

3. UNSANITARY PREMISES AND FIRE LOADING CONDITIONS

Chapter 10 of the 1997 Uniform Housing Code, Section 1001.11, defines in part, hazardous or unsanitary premises as the accumulation of weeds, vegetation, junk, offal (decaying meat products), dead organic matter, debris, garbage, rat harborages, stagnant water, combustible materials, similar materials, or conditions on the premises of the unit, or storage inside of the oven or on the stovetop or inside a microwave oven, which may constitute fire, health, or safety issues.

Unsanitary or rodent and insect inviting conditions or fire- loading conditions are described as the excessive acquisition and collection of large amounts of objects. Such collections of objects may include, but are not limited to stacked paper goods, newspapers, books, magazines, mail, trash, stored cardboard boxes, plastic trash bags, food stuffs, cleaning aids, clothing and collectables, pet waste or unclean pet cages, and a lack of ingress and egress at windows and doors.