

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
February 22, 2024**

The scheduled Monthly Meeting of the Board of Directors of Seal Beach Mutual One was called to order by Vice President Luther-Stark at 9:15 a.m. on Thursday, February 22, 2024, via Zoom Video and Conference Call and Conference Room B.

ROLL CALL

Present: Vice President Luther-Stark, Chief Financial Officer Markovich, Secretary St. Aubin, Director Barreras, and Director Collazo

Absent: President Weber, Director Rockwood, and Director Perrotti

Advisory Director: Ms. Almeida

GRF Representative: Ms. Gambol

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

Staff: Ms. Hopkins, Sr. Director of Mutual Administration (via zoom)
Ms. Barua, Sr. Portfolio Specialist (via zoom)
Mr. Stolarz, Building Inspector
Ms. Equite, Portfolio Specialist

SHAREHOLDER COMMENTS

Several shareholders made comments.

APPROVAL OF MINUTES

The Regular Meeting Minutes of January 25, 2024, were approved by general consent of the board as presented.

The Special Meeting Minutes of February 7, 2024, were approved by general consent of the board as presented.

BUILDING INSPECTOR'S REPORT

Building Inspector, Mr. Stolarz presented his report (attached).

Ms. Gambol left the meeting at 9:23 a.m.

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

RESOLVED to approve the garden proposal for Unit 01-025-F to extend garden area, work to be done at the shareholder's expense and shareholders responsibility to maintain the garden.

The MOTION passed.

Ms. Gambol returned to the meeting at 9:34 a.m.

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

RESOLVED to approve replacement of the bollards, repainting curbs, and adding a loading zone behind carport #3, from GRF Service Maintenance Department, at a cost not to exceed \$1,760.00. Funds to come from Operating Expense and authorize the Vice President to sign any necessary documentation.

The MOTION passed unanimously.

Following questions, Mr. Stolarz left the meeting at 9:38 a.m.

GRF REPRESENTATIVE

GRF Representative, Ms. Gambol, provided updates on GRF projects.

Following questions, Ms. Gambol left the meeting at 9:55 a.m.

UNFINISHED BUSINESS

No unfinished business.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Markovich 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, an 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 months of December 2023.

The MOTION passed unanimously.

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

RESOLVED to approve a Mutual One town hall budget of \$750.00. Funds to come from General Operating Account and authorize the Vice President to sign any necessary documentation.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Vice President Luther-Stark and seconded by Secretary St. Aubin, it was

RESOLVED to approve Greenbelt singers' performance at the Mutual One town hall meeting.

The MOTION passed unanimously.

SECRETARY / CORRESPONDENCE

Secretary St. Aubin received one correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Markovich presented his report.

PORTFOLIO SPECIALIST'S REPORT

Portfolio Specialist Equite presented her report (attached).

ANNOUNCEMENTS

- a. **MUTUAL ELECTION:** In order to receive your Mutual One ballot at a summer residence: Blocks 1 & 2 a flyer will be left after inspections. Instructions will be provided on where to request your ballot be mailed to. Most importantly, we need every shareholder to vote!
- b. **NEXT BOARD MEETING:** Thursday, March 28, 2024, at 9:00 a.m. via Zoom Video/Conference Call and Conference Room B.

COMMITTEE REPORTS

Landscape Committee

Secretary St. Aubin provided an update.

Physical Properties

No report.

New Buyer Orientation

Director Collazo provided an update.

Carport/Patio Committee

Director Barreras provided an update.

Emergency Information Council

Advisory Director Almeida provided an update.

DIRECTORS' COMMENTS

Several Directors made a comment.

SHAREHOLDERS' COMMENTS

Several shareholders made a comment.

ADJOURNMENT


Vice President Luther-Stark adjourned the meeting at 10:27 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 Thursday, February 22, 2024, at 10:46 a.m., and took the following actions:

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.

Vice President Luther-Stark adjourned the meeting at 11:38 a.m.



Attest, JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE
DE 02/22/24

**MINUTES OF THE SPECIAL BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
February 7, 2024**

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by Vice President Luther-Stark at 1:18 p.m. on Wednesday, February 7, 2024, in Conference Room B.

Those Directors present were Vice President Luther-Stark, Secretary St. Aubin, Chief Financial Officer Markovich, Director Perrotti, Director Collazo, Directors Barreras and Rockwood. Also present was Building Inspector Stolarz and Advisory Director Almeida.

Absent: President Weber

One shareholder was present.

The purpose of the meeting was to prepare Agenda items for the scheduled February 2024 Board Meeting.

Vice President Luther-Stark adjourned the meeting at 2:35 p.m.



Attest, JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE
DE 02/07/24

Mutual Corporation No. One

SIGN IN SHEET 02/22/2024

	GUEST NAME & UNIT NUMBER
1.	Mike Stabile – 030D (zoom)
2.	Mark Scott – 013K (zoom)
3.	Jill Brennan – 024E (zoom)
4.	Kathryn Larkin – 012D (zoom)
5.	Robert Dufney – 070E (In-person)
6.	Jeff Mulqueen – 021F (In-person)
7.	Stephen Hendrickson – 048F (In-person)

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **RICH STOLARZ**

MUTUAL BOARD MEETING DATE: **February 22, 2024**

REPORT DATE: **February 15, 2024**

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-K	INTERIOR REMODEL	BOTH	01/08/24	04/30/24	NO	02/12/24 GROUND	LOS AL BUILDERS
1-K	INTERIOR REMODEL	BOTH	01/08/24	04/30/24	NO	02/12/24 ROUGH PLUMBING	LOS AL BUILDERS
1-K	ABATEMENT	GRF	01/08/24	04/30/24	NO	NONE	LOS AL BUILDERS
3-A	GFCI OUTLET	BOTH	01/18/24	01/31/24	NO	NONE	OGAN CONSTRUCTION
3-B	SHOWER	BOTH	01/01/24	02/15/23	NO	01/23/24 FINAL	VICKER'S CONSTRUCTION
8-C	SOUND WALL	BOTH	02/05/24	04/30/24	NO	NONE	LW DÉCOR
8-F	FLOORING	GRF	01/11/24	02/11/24	NO	NONE	FAMILY FLOORS
10-C	FLOORING	GRF	12/10/23	01/30/24	NO	01/23/24 FINAL	KARY'S CARPETS
11-J	HEAT PUMP	BOTH	01/31/24	05/01/24	NO	02/14/24 FINAL	GREENWOOD
12-L	REMODEL	BOTH	09/05/24	03/30/24	NO	NONE	MP CONSTRUCTION
16-A	WINDOW	BOTH	08/28/23	10/30/23	YES	02/14/24 FINAL	LW DÉCOR
16-K	ATTIC ACCESS / CEILING FAN	GRF	12/16/23	12/22/23	NO	ESCROW	TOP DOWN
18-I	FLOORING	GRF	01/21/24	02/21/24	NO	NONE	FAMILY FLOORS
21-G	CART PAD	GRF	12/28/24	02/01/24	NO	02/15/24 FINAL	J&J LANDSCAPING
22-H	INTERIOR REMODEL	BOTH	01/18/24	04/30/24	NO	NONE	BRUNO H. ALVAREZ
24-E	HEAT PUMP	BOTH	01/02/24	04/02/24	NO	NONE	GREENWOOD
24-L	HEAT PUMP	BOTH	01/30/24	04/30/24	NO	NONE	GREENWOOD
25-G	PATIO / GLASS	BOTH	11/02/23	12/31/23	YES	01/30/24 FINAL	BJ & COMPANY
25-I	FLOORING	GRF	11/25/23	12/30/23	NO	NONE	KARY'S CARPETS
30-G	WASHER/ DRYER/ COUNTERS	BOTH	10/23/23	03/30/24	YES	01/25/24 GROUND	MP CONSTRUCTION
30-G	WASHER/ DRYER/ COUNTERS	BOTH	10/23/23	03/30/24	YES	01/25/24 FRAMING	MP CONSTRUCTION
30-G	WASHER/ DRYER/ COUNTERS	BOTH	10/23/23	03/30/24	YES	01/30/24 ROUGH PLUMB	MP CONSTRUCTION
30-G	WASHER/ DRYER/ COUNTERS	BOTH	10/23/23	03/30/24	YES	01/30/24 ROUGH WIRING	MP CONSTRUCTION
30-G	WASHER/ DRYER/ COUNTERS	BOTH	10/23/23	03/30/24	YES	01/30/24 INSULATION	MP CONSTRUCTION

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30-G	WASHER/ DRYER/ COUNTERS	BOTH	10/23/23	03/30/24	YES	02/06/24 DRYWALL	MP CONSTRUCTION
40-D	COUNTER TOPS	BOTH	10/10/23	10/31/23	YES	NONE	MAMUSCIA CONSTRUCTION
40-G	CARPENT CABINET	GRF	01/20/24	03/01/24	NO	NONE	VICKER'S CONSTRUCTION
47-F	FLOORING	GRF	01/15/24	02/29/24	NO	NONE	KARY'S CARPETS
48-F	PATIO / BLOCKWALL	GRF	01/12/24	03/12/24	NO	NONE	MJ JURADO INC
54-A	DISHWASHER	GRF	01/10/24	02/25/24	NO	NONE	J.C. KRESS
54-A	HEAT PUMP	BOTH	01/22/24	04/22/24	NO	NONE	GREENWOOD HEATING & AIR
56-B	HEAT PUMP	BOTH	11/15/23	02/15/24	NO	NONE	GREENWOOD HEATING & AIR
56-A	SHOWER CUT DOWN	BOTH	02/28/24	03/28/24	NO	NONE	NUKOTE
57-J	OUTLETS & SWITCHES	BOTH	12/15/23	03/30/24	NO	01/19/24 FINAL	JA ELECTRICAL
58-H	PORCH GATE	GRF	11/10/23	12/27/23	NO	02/14/24 FINAL	LW DÉCOR, INC

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-A		10/31/23					
2-F		07/13/23					
6-F		11/16/23					
9-L		02/07/24					
10-E		12/11/23	12/18/23	01/02/24	01/16/24	01/26/24	
10-G		04/10/23					
14-L		02/07/24					
16-K		09/27/23	12/08/23	12/08/23	12/22/23		
17-G		12/11/23	01/26/24	02/02/24	02/16/24		
18-I		11/01/23	12/12/23	12/12/23	12/27/23	02/01/24	
20-A		04/10/23					
24-I		01/02/24					

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25-K		11/01/23	11/28/23	12/05/23	12/19/23		
28-A		04/20/23					
28-E		02/07/24					
33-B		08/25/23	12/13/23	12/21/23	01/08/23	01/26/24	
35-B	01/23/24						
36-B		07/14/23	01/29/24	01/30/24	02/13/24		
36-H		12/19/23					
39-A		01/18/24					
44-K		01/23/24					
46-J		09/20/23	12/23/23	12/28/23	01/12/24	02/05/24	
46-A		08/25/23					
46-L		09/22/23	12/01/23	12/12/23	12/27/23	01/26/24	
51-C		09/05/23					
57-C		10/11/23	12/06/23	12/06/23	12/20/23		
58-B		12/11/23	01/31/24	01/31/24	02/14/24		
60-E		01/02/24					
61-E		01/19/24					
64-H		07/19/23					
68-H		12/11/23					

NMI = New Member Inspection **PLI** = Pre-Listing Inspection **NBO** = New Buyer Orientation

FI = Final Inspection **FCOEI** = Final COE Inspection **ROF** = Release of Funds

CONTRACTS AND PROJECTS

CONTRACTOR	PROJECTS
FENN GOOD THROUGH 5/01/2026	TERMITES & PEST SERVICE

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FENN GOOD THROUGH 6/30/2026	BAIT STATIONS
WASH GOOD THROUGH 06/30/28	WASHERS & DRYERS
EMPIRE PIPE GOOD THROUGH 12/31/25	SEWER CLEANING
J&J LANDSCAPING GOOD THROUGH 12/01/2024	LANDSCAPING
SOUTHERN PROPERTY FIRE PROTECTION - FIRE EXTINGUISHER CERTIFICATION GOOD THROUGH 12/2024	
DISCUSS AND VOTE TO APPROVE GARDEN PROPOSAL FOR UNIT 25-F	
DISCUSS AND VOTE TO APPROVE ESTIMATE FROM SERVICE MAINTENANCE TO REPLACE BOLLARDS AND PAINT CURBS BEHIND CARPORT 3 AT A COST OF \$1,760.00	
DISCUSS & VOTE TO APPROVE REVISION / CHANGES TO APPROVED PATIO PLANS AT 48-F	
DISCUSS PHYSICAL PROPERTY ITEMS	

MUTUAL & SHAREHOLDER REQUEST

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SITE VISITS

PORTFOLIO SPECIALIST REPORT

February 2024

Election time is here!



If you wish to run for a director's position on the Mutual Board and be included on the ballot for your Mutual election, please see the staff in the Stock Transfer Office in the Administration Building window on the first floor for a candidate's application form.

Please see the 2024 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly.

