

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
March 28, 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 9:00 a.m. on Thursday, March 28, 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 Perrotti.

Absent: President Weber, Director Rockwood, and Director Collazo

Advisory Director: Ms. Almeida

GRF Representative: Ms. Gambol

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

Staff: Mr. Stolarz, Building Inspector
Ms. Equite, Portfolio Specialist

SHAREHOLDER COMMENTS

No shareholders made comments.

APPROVAL OF MINUTES

The Regular Meeting Minutes of February 22, 2024, were approved by general consent of the board as corrected.

The Special Meeting Minutes of March 13, 2024, were approved by general consent of the board as presented.

BUILDING INSPECTOR'S REPORT

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

Mr. Markovich left the meeting at 9:06 a.m.

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

RESOLVED to approve the patio proposal for Unit 01-012L. Work to be done at shareholder's expense.

The MOTION FAILED due to a lack of a second.

Mr. Markovich entered the meeting at 9:10 a.m.

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

RESOLVED to approve the installation of bollards in Mutual One Office, work to be done by Service Maintenance. At a cost not to exceed \$1,000.00. Funds to come from Operating and authorize the President to sign any necessary documentation.

The MOTION passed.

Following questions, Mr. Stolarz left the meeting at 9:17 a.m.

GRF REPRESENTATIVE

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

Following questions, Ms. Gambol left the meeting at 9:46 a.m.

UNFINISHED BUSINESS

No unfinished business.

NEW BUSINESS

New item added to agenda – a

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

RESOLVED to add item to March 2024 agenda.

The MOTION passed unanimously.

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

RESOLVED to respectfully accept a director resignation from Dan Weber effective immediately.

The MOTION passed unanimously.

New Business – item a

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 January and February 2024.

The MOTION passed unanimously.

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

RESOLVED to propose a rule change by amending Article II, Section 15 – Lock Resolutions of the Rules and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

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 appoint HOA Elections of California as Mutual One's Inspectors of Elections for the 2024-2025 Election of Directors.

The MOTION passed unanimously.

Per the Mutual's Bylaws, Article IV, Section 7, Kathy Almeida Unit 01-043-E shareholder of Mutual One intends to vote cumulatively for the elections of Directors for the 2024-2025 term of office.

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

RESOLVED to propose a rule change by amending Article V, Section 10 – Plants in Pots and Section 9 – Trees of the Rules and Regulations of the Rules and Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

The MOTION passed.

SECRETARY / CORRESPONDENCE

Secretary St. Aubin received no 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, April 25, 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
Vice President Luther-Stark provided an update.

Carport/Patio Committee
Director Perrotti 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 10:54 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, March 28, 2024, at 11:13 a.m., and took the following actions:

- 1. Legal Matters

**BOARD OF DIRECTORS
MUTUAL ONE**

March 28, 2024

- 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 12:00 p.m.

Attest, JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE
DE 03/28/24

(These are tentative minutes subject to approval by the Mutual One Board at the next regular meeting.)

**MINUTES OF THE SPECIAL BOARD MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL ONE
March 13, 2024**

A Special Meeting of the Board of Directors of Seal Beach Mutual One was called to order by Vice President Luther-Stark at 1:00 p.m. on Wednesday, March 13, 2024, in Conference Room C.

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 and Secretary St. Aubin

One shareholder was present.

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

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

Attest, JoAnn St. Aubin, Secretary
SEAL BEACH MUTUAL ONE
RB 3/21/24

Mutual Corporation No. One

SIGN IN SHEET 03/28/2024

	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.	Sally Steenbergen – 016Y (In-person)
6.	Jeff Mulqueen – 021F (In-person)
7.	Diana Woods – 028L (In-person)

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : **(01) ONE**

INSPECTOR : **RICH STOLARZ**

MUTUAL BOARD MEETING DATE: **March 28, 2024**

REPORT DATE: **March 21, 2024**

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-C	CARPORT CABINET	GRF	02/15/24	03/25/24	NO	NONE	VICKER'S CONSTRUCTION
1-I	FLOORING	GRF	02/23/24	04/28/24	NO	NONE	LW DÉCOR
1-K	INTERIOR REMODEL	BOTH	01/08/24	04/30/24	YES	02/12/24 GROUND	LOS AL BUILDERS
1-K	INTERIOR REMODEL	BOTH	01/08/24	04/30/24	YES	02/12/24 ROUGH PLUMBING	LOS AL BUILDERS
1-K	INTERIOR REMODEL	BOTH	01/08/24	04/30/24	YES	02/15/24 HOT MOP	LOS AL BUILDERS
1-K	INTERIOR REMODEL	BOTH	01/08/24	04/30/24	YES	02/12/24 ROUGH WIRING	LOS AL BUILDERS
1-K	INTERIOR REMODEL	BOTH	01/08/24	04/30/24	YES	02/21/24 LATH	LOS AL BUILDERS
1-K	INTERIOR REMODEL	BOTH	01/08/24	04/30/24	YES	02/21/24 DRYWALL	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	03/08/24 FINAL	OGAN CONSTRUCTION
3-H	FLOORING	GRF	03/15/24	04/30/24	NO	NONE	KARY'S CARPETS
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-L	ABATEMENT	GRF	03/14/24	03/29/24	NO	03/20/24 FINAL	SIRRIS ABATEMENT
10-L	REMODEL	BOTH	01/02/24	05/02/24	NO	NONE	TOP DOWN
12-L	REMODEL	BOTH	09/05/24	03/30/24	NO	02/15/24 FOOTING	MP CONSTRUCTION
12-L	REMODEL	BOTH	09/05/24	03/30/24	NO	03/15/24 FRAMING	MP CONSTRUCTION
12-L	REMODEL	BOTH	09/05/24	03/30/24	NO	03/15/24 INSULATION	MP CONSTRUCTION
12-L	REMODEL	BOTH	09/05/24	03/30/24	NO	03/15/24 ROUGH WIRING	MP CONSTRUCTION
12-L	REMODEL	BOTH	09/05/24	03/30/24	NO	03/15/24 SHEAR PANEL	MP CONSTRUCTION
12-L	REMODEL	BOTH	09/05/24	03/30/24	NO	03/20/24 DRYWALL	MP CONSTRUCTION
14-H	CARPORT CABINET	GRF	03/14/24	05/31/24	NO	NONE	CJ CONSTRUCTION
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

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE

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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	02/21/24 FINAL	GREENWOOD
24-L	HEAT PUMP	BOTH	01/30/24	04/30/24	NO	02/21/24 FINAL	GREENWOOD
25-I	FLOORING	GRF	11/25/23	12/30/23	NO	NONE	KARY'S CARPETS
26-G	FLOORING	GRF	03/20/24	04/30/24	NO	NONE	KARY'S CARPETS
30-G	WASHER/ DRYER/ COUNTERS	BOTH	10/23/23	03/30/24	YES	03/01/24 FINAL	MP CONSTRUCTION
33-K	PORCH / WALL	GRF	03/18/24	06/18/24	NO	NONE	MJ JURADO INC
36-B	WASHER/ DRYER/ FLOORING	BOTH	03/04/24	05/31/24	NO	03/06/24 WIRING	MARCO
36-B	WASHER/ DRYER/ FLOORING	BOTH	03/04/24	05/31/24	NO	03/06/24 GROUND	MARCO
36-B	WASHER/ DRYER/ FLOORING	BOTH	03/04/24	05/31/24	NO	03/06/24 ROUGH PLUMBING	MARCO
40-D	COUNTER TOPS	BOTH	10/10/23	10/31/23	YES	02/21/24 FINAL	MAMUSCIA CONSTRUCTION
40-G	CARPORT CABINET	GRF	01/20/24	03/01/24	NO	02/16/24 FINAL	VICKER'S CONSTRUCTION
47-F	FLOORING	GRF	01/15/24	02/29/24	NO	02/15/24 FINAL	KARY'S CARPETS
48-F	PATIO / BLOCKWALL	GRF	01/12/24	03/12/24	YES	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	08/31/24	YES	NONE	GREENWOOD HEATING & AIR
54-B	DISHWASHER	GRF	03/12/24	04/05/24	NO	NONE	J.C. KRESS
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
58-B	PATIO / STORAGE OUTLETS	BOTH	02/26/24	05/03/24	NO	03/19/24 FINAL	CJ CONSTRUCTION
57-F	SHOWER CUT DOWN	BOTH	03/21/24	04/21/24	NO	NONE	NUKOTE
62-F	WINDOWS	BOTH	02/07/24	07/30/24	NO	NONE	MP CONSTRUCTION

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-A		10/31/23					

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2-F		07/13/23					
3-D		02/16/24					
3-J		02/16/24					
6-F		11/16/23					
9-L		02/07/24					
10-G		04/10/23					
11-J		02/29/24					
14-K		03/01/24					
14-L		02/07/24					
16-K		09/27/23	12/08/23	12/08/23	12/22/23		
17-C		03/15/24					
17-G		12/11/23	01/26/24	02/02/24	02/16/24	03/18/24	
20-A		04/10/23	02/08/24	02/12/24	02/27/24	03/18/24	
24-I		01/02/24	03/06/24	03/13/24	03/27/24		
25-K		11/01/23	11/28/23	12/05/23	12/19/23		
28-A		04/20/23					
28-E		02/07/24					
36-B		07/14/23	01/29/24	01/30/24	02/13/24		
36-H		12/19/23	02/29/24	03/11/24	03/25/24		
39-A		01/18/24	03/05/24	03/05/24	03/19/24		
44-K		01/23/24					
46-A		08/25/23					
47-F		02/16/24					
48-I		02/29/24					
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	02/27/24	
60-E		01/02/24					

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : RICH STOLARZ

MUTUAL BOARD MEETING DATE: March 28, 2024

REPORT DATE: March 21, 2024

61-E		01/19/24	03/19/24	03/19/24	04/02/24		
64-H		07/19/23					
65-C		02/16/24					
68-H		12/11/23	03/01/24	03/01/24	03/15/24		

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
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 EXTENDED PATIO AT UNIT 12-L	
DISCUSS AND VOTE TO INSTALL BOLLARDS BY MUTUAL 1 OFFICE	
DISCUSS PHYSICAL PROPERTY ITEMS	

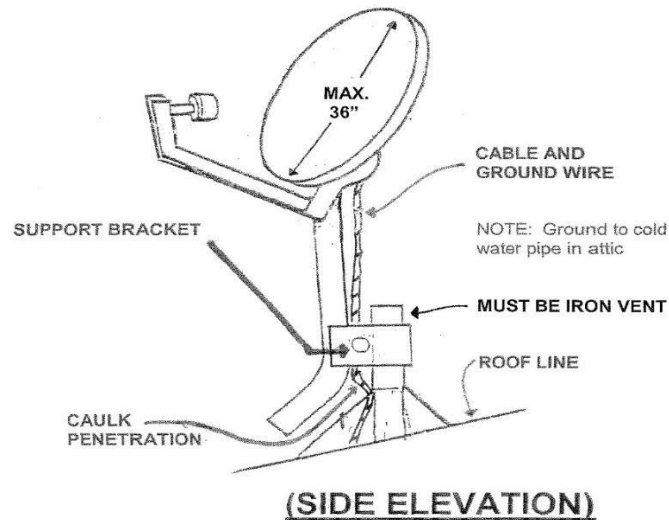
MUTUAL & SHAREHOLDER REQUEST

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SITE VISITS

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

- o. Use ground wire to connect the satellite dish to a metal cold water pipe using a grounding clamp and following the guidelines.

**15. LOCK RESOLUTION**

Emergencies do arise when it is necessary for agents of the Corporation to enter units in the absence of the shareholder in order to protect the property from further damage or to render emergency service to the shareholder.

- A GRF lockbox, with an approved red reflector strip attached, containing the key to the front door of the Unit, shall be attached to a conspicuous location near the entry door of the Unit ("Lockbox") and ~~cannot be located at a distance of higher than six (6) feet off the ground~~ must be positioned between three (3) to five (5) feet in an upright position. When Service Maintenance or an Inspector goes to a unit they are to reposition the lock box. In addition if it is rusty, bent, or we're unable to open the lockbox it is to be replaced at the Mutual's cost.
- All locking devices on the entrance door shall have a working key placed in the lockbox. If locking device is changed it is the shareholders obligation to report to security within 24 hours so key can be changed out in the lockbox.
- Electronic locking devices including phone access do not comply with these Rules and Regulations and the shareholder will be responsible for any emergency access costs incurred. Any removal costs will be at the expense of the Shareholder upon transfer of the unit.
- In the event that a locking device does not meet the standards of the Mutual set forth in this Section, and the nature of an emergency requires the Mutual to enter the Unit, the agents of this Mutual are authorized to gain entry by any reasonable means and the expense of repair, if any, shall be the cost of the Shareholder.

(October 2023)

SEAL BEACH MUTUAL NO. ONE**AMEND****Rules and Regulations****8. SHAREHOLDER GARDEN AREA SIZES**

If a shareholder garden area is to be converted into a patio by any means (concrete, tiles, stones, etc.) or any echo-friendly garden alignment changes or expansions; before work begins, it must be permitted and approved by the Board. (See patio rules and regulations)

9. TREES

- The limited planting area around shareholders' units does not allow for the planting of trees in the ground.
- Trees are allowed (above ground in pots) but cannot have roots extend through the pot into the soil of the flowerbed area and cannot come into contact with the unit walls or exterior decor.
- ~~Shareholders with fruit trees in pots (fruit trees are prohibited from being planted in the ground in the flowerbed area) are required to keep the ripened fruit picked and remove any fallen fruit immediately to deter rodents. For any non-compliance, the shareholder will be notified and given 30 days to comply; otherwise, the fruit tree will be removed by the Mutual at shareholder's expense with no compensation.~~

10. PLANTS IN POTS

- Plants in decorative pots are allowed above ground in the garden areas.
- ~~Fruits and vegetables are permitted only in pots(not in the ground) in the shareholder garden area. Mutual One does NOT allow fruits of vegetables anywhere.~~

11. LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS, FLAGS, AND INANIMATE OBJECTS

Free-standing, hanging, and inanimate objects are permitted within the shareholder garden area with following limitations:

- Limit of 6.
- May not flash, blink, spin, rotate, or cause a public nuisance of any kind.
- Decorations including holiday decorations; landscape or accent lighting; wall- mounted flags and lanterns; for sale, for rent, garage sale, yard sale, and political campaign signs, as long as erected and taken down in a timely manner.
- No signs may be placed on common property.
- Every effort should be made not to disturb or adversely affect neighbors with the installation and operation of flood or security lights.
- The Board may request a homeowner to remove an item(s) if surrounding homeowners complain.
- Commercial advertising signs and flags are prohibited.

(October 2023)

PORTFOLIO SPECIALIST'S REPORT

March 2024



Collecting and keeping too many things in your Unit, or on your patio/porch, might present a clear and present danger of rodent and insect infestation, and even the possibility of creating a fire hazard within your Unit.

Please note: It is against the Law to place electronic waste, smoke detectors, batteries, paint cans, sharps, pesticides and herbicides, auto parts and light bulbs, including fluorescent light bulbs, in either the **GREEN** or the **WHITE** Waste Containers.

Large items:

DO NOT leave any large items around the waste bin areas.

Furniture, mattresses, tables, chairs, and all other large items may be taken to the North-West corner of Seal Beach Leisure World.

A fine per occurrence may be brought against an individual Unit for leaving these items in or around the waste bin areas.

If you are not sure or have any questions regarding proper disposal of any items, please ask your Building Captain or Mutual Director for clarification.

Mutual and GRF Elections will be beginning soon.

This is your community! Please see the 2024 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly!

