MINUTES OF THE REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS SEAL BEACH MUTUAL FIFTEEN August 15, 2016

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fifteen was called to order by President Friedman at 1:05 p.m. on Monday, August 15, 2016, in the Administration Building Conference Room A, following shareholder comments.

ROLL CALL

Present:	President Friedman, Vice President Obenauer, Secretary Reed, Chief Financial Officer Dunagan, and Directors Anderson, Rhodes, and Webster.
GRF Representative:	Mrs. Tran
Guests:	Fifteen shareholders of Mutual Fifteen
Staff:	Ms. Hopkins, Mutual Administration Director Mr. Antisdel, Building Inspector (1:10 p.m.) Ms. Day, Recording Secretary

President Friedman welcomed guests and staff to the meeting.

SHAREHOLDERS' COMMENTS

Several shareholders made comments.

MINUTES

President Friedman asked if there were any corrections to the July 18, 2016, minutes. A correction was noted on page 1: on the third line, it should read, "Building 5, Room B, following".... The minutes were approved as corrected.

President Friedman asked if there were any corrections to the Special Meeting minutes of July 29, 2016. There being none, the minutes were approved as written.

BUILDING INSPECTOR'S REPORT

Inspector Antisdel updated the Board on activity in the Mutual (attached).

Inspector Antisdel left the meeting at 1:34 p.m.

MUTUAL ADMINISTRATION DIRECTOR

Ms. Hopkins submitted her report (attached).

GOLDEN RAIN FOUNDATION REPRESENTATIVE

Mrs. Tran updated activity on the GRF Board (attached).

DRAFT

SECRETARY'S REPORT / CORRESPONDENCE

There was no correspondence.

PRESIDENT'S REPORT

President Friedman presented his report (attached).

VICE PRESIDENT'S REPORT

Vice President Obenauer presented her report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Dunagan presented her (attached).

PHYSICAL PROPERTY REPORTS

Laundry Rooms/Carports/Walkway Lights

Director Anderson presented his report (attached).

Landscaping

Mrs. Reed discussed sprinkler problems, the Perimeter Wall, and spraying for bugs on vines.

Buildings 1 – 24

Vice President Obenauer presented her report (attached).

Buildings 25 – 48 / Emergency Preparedness

Director Rhodes presented her reports (attached).

Trees

Director Webster presented his report (attached). In addition, his July 2016 Tree Report is also attached.

OLD BUSINESS

President Friedman stated the Board is looking to appoint a committee on solar for the Mutual laundry rooms, carports, and walkway lighting. Following a discussion, Mr. Kim in Unit 19-C recommends that if the right system can be obtained, he recommends researching a possible system for the Mutual.

OLD BUSINESS (continued)

Director Rhodes read to the Board members Policy 7701.15 – Personal Liability and Property Insurance. It was the consensus of the Board to send the policy to the Mutual attorney for review and comments.

Following a discussion, it was the consensus of the Board to read Policy 7502.15 – Carport and Street Parking Regulations and make suggestions on revising the policy to include possible fines and towing.

(Recording Secretary Day went on break at 3:09 p.m. to 3:24 p.m.)

NEW BUSINESS

The Board members discussed Policy 7416 – Breezeway Rules and Regulations and the amount of items on the breezeways that are not allowed. The Board will review the policy further.

SHAREHOLDER(S') COMMENTS

Several shareholders made comments.

ADJOURNMENT

There being no further business to conduct, President Friedman adjourned the meeting at 3:45 p.m.

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Attest
Joyce Reed, Secretary
SEAL BEACH MUTUAL FIFTEEN
cd:8/29/16
Attachments

(These are tentative minutes, subject to approval by the Board of Directors at the next Board of Directors Meeting.)

NEXT MEETING: September 19, 2016, at 1:00 p.m.
Administration Building Conference Room A

RESOLUTIONS IN THE REGULAR MONTHLY MEETING OF AUGUST 15, 2016

08/15/16 None

DRAFT

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antisdel

MUTUAL BOARD MEETING DATE: August 15, 2016

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
1-Q	BATHROOM REMODEL	BOTH	03/26/16	05/26/16	YES	4/14/16 PLUMBING	LOS AL BLDRS
1-Q	BATHROOM REMODEL	BOTH	03/26/16	05/26/16	YES	06/09/16 FINAL	LOS AL BLDRS
1-R	WASHER/DRYER/COUNTERS	BOTH	06/01/16	08/18/16	YES/06/20/16	NONE	LOS AL BLDRS
1-R	WASHER/DRYER/COUNTERS	BOTH	06/01/16	08/18/16	YES	ROUGH/PLUMB/DRYWALL	LOS AL BLDRS
3-A	RETROFIT WINDOWS	BOTH	01/15/16	01/18/16	NO	4/1/16 FINAL	SHOW CASE NOT DONE
3-A	REMODEL SHOWERS	BOTH	03/04/16	06/01/16	NO	5/11/16 FINAL	BULTSMA INNOVATION
3-A	PATIO SLAB/CLOSET	BOTH	04/26/16	06/30/16	NO	06/01/16 FOOTINGS	LOS AL BLDRS
3-A	PATIO SLAB/CLOSET	BOTH	04/26/16	06/30/16	YES	07/01/16 FRAM/ELEC/ROOF	LOS AL BLDRS
3-A	PATIO SLAB/CLOSET	BOTH	04/26/16	06/30/16	YES	07/07/16 INSULATION	LOS AL BLDRS
3-A	PATIO SLAB/CLOSET	BOTH	04/26/16	06/30/16	YES	07/11/16 DRYWALL	LOS AL BLDRS
3-A	PATIO SLAB/CLOSET	BOTH	04/26/16	06/30/16	YES	07/25/16 FINAL	LOS AL BLDRS
3-A	CAN LIGHTS	BOTH	04/18/16	06/18/16	NO	5/11/16 FINAL	AG CONSTRUCTION
3-G	DISHWASHER	BOTH	05/06/16	05/30/16	NO	05/30/16	LOS AL BLDRS
3-G	HEATING/AIR/HEAT PUMP	BOTH			NO	06/13/16 FINAL	GREENWOOD
3-H	REPLACE HEAT PUMP	BOTH	04/15/16	07/15/16	NO	05/19/16 FINAL	GREENWOOD
3-P	SHOWER/WASHER/DRYER	BOTH	11/06/15	05/10/16	YES	NONE	AG CONSTRUCTION
3-Q	HEAT PUMP	BOTH	08/01/16	09/01/16	NO	08/04/16 FINAL	ALPINE
5-B	ROOM ADDITION	BOTH	10/24/15	05/20/16	YES 07/20/16	3/24/16 SHOWER	NATIONWIDE
5-L	LIGHTS/CROWN MOLDING	BOTH	08/08/16	09/08/16	NO	NONE	SWENMAN
7-J	WASHER/DRYER	BOTH	05/23/16	06/30/16	YES	NONE	LOS AL BLDRS
7-J	WASHER/DRYER	BOTH	05/23/16	06/30/16	NO	5/23/16 ROUGH PLUMBING	LOS AL BLDRS
7-J	WASHER/DRYER	BOTH	05/23/16	06/30/16	NO	06/03/16 DRYWALL NAILING	LOS AL BLDRS
7-J	WASHER/DRYER	BOTH	05/23/16	06/30/16	NO	06/14/16 FINAL	LOS AL BLDRS
7-J	FLOORING	GRF	06/08/16	06/12/16	NO	06/12/16	FAMILY FLOORS
7-M	HEAT PUMP	BOTH	07/31/16	08/31/16	NO	NONE	GREENWOOD
8-C	REMODEL	BOTH	04/11/16	06/01/16	NO	4/25/16 PLUMBING	BERGKVIST
8-C	REMODEL	BOTH	04/11/16	06/01/16	NO	4/29/16 FOOTINGS	BERGKVIST
8-C	REMODEL	BOTH	04/11/16	06/01/16	NO	5/06/16 FRAM/ELEC	BERGKVIST
8-C	REMODEL	BOTH	04/11/16	06/01/16	NO	05/10/16 DRYWALL NAILING	BERGKVIST
8-C	REMODEL	BOTH	04/11/16	06/01/16	NO	06/14/16 FINAL	BERGKVIST
8-E	HEATING/AIR/HEAT PUMP	BOTH	05/03/16	06/01/16	NO	06/13/16 FINAL	GREENWOOD
9-F	CABINETS/COUNTERS/KIT	BOTH	05/23/16	07/23/16	NO	NONE	LOS AL BLDRS
9-F	CABINETS/COUNTERS/KIT	BOTH	05/23/16	07/23/16	NO	07/11/16 ELEC/FRAM/PLUMB	LOS AL BLDRS
9-H	CART PAD/GFC OUT LET	BOTH	06/25/16	07/30/16	NO	NONE	LOS AL BLDRS
10-G	WASHER/DRYER	BOTH	04/13/16	06/24/16	NO	4/14/16 PLUMBING	BERGKVIST
10-H	WASHER/DRYER	BOTH	06/24/16	09/05/16	NO	NONE	PUROCLEAN
10-H	WASHER/DRYER	BOTH	06/24/16	09/05/16	NO	07/22/16 WIRING/FRAM/PLUMB	PUROCLEAN

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antisdel

MUTUAL BOARD MEETING DATE: August 15, 2016

10-H	WASHER/DRYER	BOTH	06/24/16	09/05/16	NO	07/26/16 LATH/DRYWALL	PUROCLEAN
11-M	HEAT PUMP	BOTH	06/28/16	07/01/16	NO	07/12/16 FINAL	YES
11-M	CEILING FANS	GRF	06/30/16	07/14/16	NO	07/12/16 FINAL	YES
14-C	COUNTER TOPS/ LIGHTS	BOTH	09/12/16	10/10/16	NO	NONE	BERGKVIST
15-H	KITCHEN/HEAT PUMP	BOTH	06/30/16	09/24/16	NO	NONE	LOS AL BLDRS
15-H	KITCHEN/HEAT PUMP	BOTH	06/30/16	09/24/16	NO	07/26/16 UNDERGROND PLUME	LOS AL BLDRS
16-H	HEAT PUMP	BOTH	08/02/16	11/02/16	NO	NONE	GREENWOOD
17-G	CEILINGS/ PATIO SLAB	BOTH	08/01/16	08/24/16	NO	NONE	HADI
21-K	KITCHEN CABINETS	BOTH	07/25/16	08/15/16	NO	NONE	AMORE DESIGN
21-R	KITCHEN/WASHER/DRYER	BOTH	04/15/16	06/15/16	NO	5/17/16 ELECT/PLUMBING	BJ &CO
21-R	KITCHEN/WASHER/DRYER	BOTH	04/15/16	06/15/16	NO	5/23/16 DRYWALL NAILING	BJ &CO
21-R	KITCHEN/WASHER/DRYER	BOTH	04/15/16	06/15/16	NO	06/16/16 FINAL	BJ &CO
23-D	ELECTICAL PANEL	BOTH			NO	06/01/16 FINAL	OGAN
26-C	REMODEL KITCHEN	BOTH	03/10/16	05/10/16	NO	NONE	AG CONSTRUCTION
27-E	BATHTUB	BOTH	07/17/16	08/30/16	NO	NONE	LOS AL BLDRS
29-B	ROOM ADDITION	BOTH	04/15/16	07/15/16	NO	05/10/16 FOOTINGS	LOS AL BLDRS
29-B	ROOM ADDITION	BOTH	04/15/16	07/15/16	NO	06/01/16 FRAMING/ELECTRICA	LOS AL BLDRS
29-B	ROOM ADDITION	BOTH	04/15/16	07/15/16	NO	06/13/16 INSULATION	LOS AL BLDRS
29-B	ROOM ADDITION	BOTH	04/15/16	07/15/16	NO	07/15/16 FINAL	LOS AL BLDRS
29-D	ROOM ADDITION	BOTH	11/10/15	05/31/16	YES	NONE	AG CONSTRUCTION
29-M	ROOM ADDITION	BOTH	08/15/16	05/31/16	YES	NONE	AG CONSTRUCTION
30-E	PATIO SLAB	BOTH	05/09/16	05/29/16	NO	5/17/16 FOOTINGS	OGAN
30-E	PATIO SLAB	BOTH	05/09/16	05/29/16	NO	05/29/16 FINAL	OGAN
30-H	BATHT VANITIES	BOTH	07/25/16	09/01/16	NO	08/08/16 FINAL	BJ & COMPANY
32-G	ROOM ADDITION	BOTH	01/15/16	05/30/16	NO	03/22/16 FRAMING	LOS AL BLDRS
32-M	WINDOWS	BOTH	06/27/16	07/08/16	NO	NONE	BODIES GLASS
33-A	REMODEL	BOTH	05/08/16	10/28/16	NO	NONE	KONRAD
34-R	HEATING/AIR/HEAT PUMP	BOTH	08/24/16	10/30/16	NO	NONE	GREENWOOD
37-B	SHOWER	BOTH	05/09/16	05/23/16	NO	05/11/16 PLB/FRAM	BERGKVIST
37-B	SHOWER	BOTH	05/09/16	05/23/16	NO	06/03/16 FINAL	BERGKVIST
37-Q	HEATING/AIR/HEAT PUMP	BOTH	03/30/16	06/10/16	NO	NONE	GREENWOOD
39-C	HEATING/AIR/HEAT PUMP	BOTH	03/30/16	06/10/16	NO	06/14/16 FINAL	GREENWOOD
40-D	WINDOWS	BOTH	07/24/16	09/19/16	NO	NONE	LOS AL BLDRS
42-H	HEAT PUMP	BOTH	08/11/16	10/11/16	NO	NONE	ALPINE
42-H	KITCHEN COUNTER TOPS	BOTH	02/28/16	05/30/16	NO	NONE	MAMUSCIA
42-J	HEAT PUMP	BOTH	03/22/16	04/22/16	NO	05/06/16 FINAL	ALPINE
45-F	BATHROOM ENCLOSUERS	GRF	03/31/16	05/15/16	NO	4/29/16 FINAL	LOS AL BLDRS
47-D	WINDOWS/ COUNTER TOP	BOTH	07/20/16	07/28/16	NO	NONE	SEASCAPE
47-D	SHOWER	BOTH	06/24/16	07/15/16	NO	NONE	WRIGHTS LABOR SERVICE
47-G	SKYLIGHTS	BOTH	07/25/16	08/08/16	NO	NONE	BERGKVIST

ALL SHADED AREAS HAVE BEEN SIGNED OFF

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (15) FIFTEEN **INSPECTOR:** Jerry Antisdel

MUTUAL BOARD MEETING DATE: August 15, 2016

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-H		01/16/15					
2-C		04/01/16					
3-G		11/19/14	04/01/16	04/13/16	04/25/16		
7-D		08/01/16					
7-J		11/10/15	04/04/16	04/08/16	04/20/16		
8-G		05/20/16	06/21/16	06/21/16	07/06/16	07/27/16	
10-P		07/25/16					
11-M		05/10/16	06/09/16	06/13/16	06/27/16	07/06/16	
12-B		03/25/16					
13-K		03/25/16					
14-Q		05/20/16	07/05/16	07/06/16	07/19/16		
14-R		09/16/15	05/10/16	05/19/16	06/03/16	07/06/16	
15-B		12/16/15	03/03/16	03/10/16	03/22/16		
15-F		06/20/16					
15-H		03/18/16	05/11/16	05/17/16	06/01/16	06/27/16	
16-A		08/03/16					
17-G		04/16/16	06/08/16				
17-L		05/20/16	06/08/16	06/09/16	07/12/16		
17-M		05/20/16					
21-F		08/01/16					
22-D		04/01/16					
23-C		06/24/16					
23-L		10/08/14					
24-C		09/17/16	07/26/16	07/26/16	08/09/16		
26-D		05/23/16					
32-N		06/30/16					
32-P		03/23/16	05/03/16	05/17/16	06/01/16	07/12/16	
41-A		12/11/15					
42-F		11/12/16					
42-K		05/20/14					
43-H		03/24/16	07/08/16	07/08/16	07/22/16		
44-G		06/09/15					
45-B		09/10/15	04/04/16	04/04/16	04/16/16		

ALLSHADED AREAS HAVE BEEN SIGNED OFF

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

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

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: Jerry Antisdel

MUTUAL BOARD MEETING DATE: August 15, 2016

CONTRACTS

CONTRACTOR	PROJECT
MJJURADO	BUILDINGS 17 AND 23 SIDEWALK REPLACEMENT
	BIDS ON SIDEWALK AND FLOW LINE REPLACEMENT BLDGS 29 TO 34
	BIDS ON CARPORT REPLACEMENT AT CARPORTS 8 &13
	BIDS ON SIDEWALK AND CARPORTS PASSED IN JULY MEETING
	SIDEWALK AND FLOW LINE BY BLDGS 29 TO 34 HAVE BEEN COMPLETED

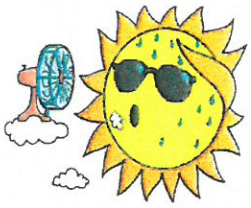
ALLSHADED AREAS HAVE BEEN SIGNED OFF

MUTUAL AND SHAREHOLDER REQUEST

CALLS AND VISITS TO UNITS	CALLS ON LIFTS
39	9

Summer is coming in Our Hometown

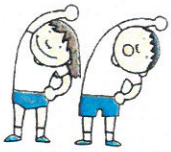
The Mutual Administration Director's Report
August, 2016



The Sun is "cookin"...Better be" lookin" to.....

- Check on your most elderly neighbors
- Make sure you drink lots of liquids

- Pets get hot too! They need plenty of water
- Do not do strenuous exercise in the mid-day sun such as:



Working out

Cycling

Running

Walking

Hot Weather brings out thirsty- hungry critters:

Please keep dog food and water bowls inside and not on you patio.

REMEMBER....COMMUNITY UNITY BEGINS WITH YOU

Mutual Administration Director: J. Hopkins//8-16

GRF REPRESENTATIVE OF MUTUAL 15

MONTHLY REPORT – AUG 15, 2016

All GRF committees are working at full speed in August with the following highlights:

- The GLOBE. Last Tuesday, Aug. 8, 2016, the contractor brought in the replacement machine and started cutting the continents. The Executive Director expects the Globe to be completed by end of September or early October 2016.

- To avoid a misconception that LW is an Assisted Living facility, GRF is planning on rebranding Leisure World as an Independent Active Adult Living Community.

- Parking is a serious problem in Leisure World. Back in 1960 when this community was built, it was expected that each family or unit would only have one car at the most. However, nowadays, many units have two cars or even more. In addition are cars of caregivers, construction workers, gardeners, and guests etc. GRF is trying to find a solution for this problem, such as to identify cars without decal stickers to check that they are parked legally in LW. This effort would require a new computer system to control traffic coming into LW and a new policy which allows Security officers to impose monetary penalty on parking violation.

- All GRF committees are working on the 2017 budget. As you may be aware, the FIRST Reserve Study of Leisure World was only done in 2015. Purposes of the GRF Reserve Study are to inspect all trust facilities, buildings, and streets in order to estimate funds required to upkeep, replace, or fix them; and review the GRF balance sheet to determine if we have sufficient funds for such projects. This Study revealed that:

  A) Our aging infrastructures need repair and improvement after 55 years of intense use. The study suggested a schedule of works to be done.

  B) Reserve funds required to replace our infrastructure are low at 50% of the required replacement costs. The Reserve Study recommends that GRF gradually increase the reserve funds to 75% of the required replacement costs.

- Based on the above Reserve Study, following are projects in the planning:

  A) Street paving works are divided into 5 phases starting from 2017 to 2021, depending on the condition of the streets. Please note: McKinney Way of Mutual 15 shall be repaved in 2017; St Andrews is scheduled in 2018 and 2019.

B) Fixing up Clubhouses in the following order:

(a) Clubhouse 3 interior painting, flooring, and trimming to be done in Jan. 2017. GRF has requested the Physical Property department to clean up the lobby of CH3 and get rid of junks left in meeting rooms.
(b) Clubhouse 2. Due to the special structure of this building, the renovation and repair works would be costly.
(c) Clubhouse 4.

It is expected that when the clubhouse repair and renovation works are complete, we will have more meeting rooms to meet the demand of LW clubs and residents.

C) Main gate beautification. You may notice that a part of the Leisure World sign at the main gate has fallen off.

A lot of projects are being done or planned for our community. Please make time to attend your selected GRF committee monthly meetings -- such as Physical Property Committee to learn about works around LW; Architecture and Design Committee to learn about plans for PP works; Mutual Administration Committee to learn about how the Admin, Library, News Paper, ITS and Accounting office work; Finance Committee to learn about our expenditures and 2017 budget, and Recreation Committee to learn about LW clubs, shows, activities, etc.

GRF has new rules that allow shareholders to speak at the beginning and the end of each GRF meeting. This shows that GRF Board of Directors needs to hear from shareholders. Your ideas and feedback are important and helpful to us.

Best regards,

Helen Tran
GRF Director, Mutual 15

PRESIDENT'S REPORT 8/15/2016

I welcome you all here today. It is heartening to see so many shareholders taking their time to provide the Board members with their feedback and concerns. We cannot operate in a vacuum, and our goal is to provide our shareholders with our best efforts to see that life in Mutual 15 is pleasant, satisfying, peaceful, and rewarding to all. Only through a cooperative effort can this be achieved.

My report is as follows:

This has been a busy month for me as our President.

We continue to see quite a bit of Real Estate activity, with 2 shareholder withdrawals, 8 new buyer orientations, 8 permits for remodeling, and multiple calls regarding maintenance issues.

As reported by our GRF inspector, we have also completed the repairs to the sidewalks at the end of carports 6 and 12, and behind buildings 29 and 34.

Landscaping of that area is also complete.

Now we are hard at work in the process of preparing a budget for 2017.

One project we are anticipating for 2017 is the replacement of landscaping along the perimeter wall around the Mitchell property, behind buildings 14, 15, and 29. We have submitted our offer to GRF to kick in a portion of the monies the developer has demanded for replacement of their landscaping after the construction. Awaiting results of that negotiation.

As mentioned before, a possible second project would be the possibility of installing solar panels on some of our carport roofs, to provide electric power to the nearby laundry rooms. As you may be aware, it is from the laundry rooms that power is distributed to the carport lights, the walkway lights, the breezeway lights and elevators. Several other Mutuals have begun efforts in this direction, and we hope to benefit from their experiences, both positive and negative. We have set aside funds, but have committed nothing at this point.

A committee has been gathered to continue study on this, and will be reporting today on efforts thus far.

A third major project will be sidewalk maintenance. We will be getting quotes for a survey of all the sidewalks in Mutual 15, with a listing of all joints that need to ground even, and those sections that have been so damaged they require removal and replacement. This has to be done periodically, as the tree roots and soil subsidence cause unevenness in the walkways, leading to trips and falls.

We hope to have a preliminary budget in place by end September, awaiting the numbers from GRF for their fees. Final budget will be in November.

Monthly report on pets and such:

In our Mutual, we now have 52 dogs, 32 cats, and 8 "other" pets (all birds). We have one service/ESA (also a dog). In all of Leisure World there are 661 dogs, and 340 cats.

We now have 14 registered caregivers.

The issue of shareholders encroaching on the common area of their breezeways continues. The use of these areas is very clearly spelled out in our policy number 7416, adopted in 2006, and is being ignored or flaunted by a small percentage of shareholder residing in the two-story buildings. At the last meeting, I agreed to place this policy on the agenda for today. It will be discussed under new

GRACE OBENAUER
Vice-President

I am taking this opportunity to thank my fellow Board Members especially Pat Anderson and John Webster who took over responding to Service Requests -- with calls to Service Maintenance or the Building Inspector as needed.

XRAYS of my fractures were taken last week, and I am hoping THE Orthopedic specialist will release me on August 19 will give the O.K. to drive again and pursue my regular duties.

PHYSICAL PROPERTIES
Buildings 1-24

From July 11-August 12, I received 86 Service requests.

Directed to Service Maintenance: 55 Calls.

Plumbing 23 includes 11 stoppages

Electrical 23 includes 4 Laundrys

Carpentry 6

Fenn - 6 - ants, roaches and rat traps

Directed to Building Inspector: 10)Includes 4 elevator Stoppages

Isidro responded to 18 problems.

Mutual 15 CFO Report

by Jackie Dunagan
August 15, 2016

Financial Status as of July 30, 2016

Money in bank accounts:

Total in all accounts	**$3,543,679.00**
BNY Mellon	$2,723,194.00
US Bankcorp	$820,485.00

Total Mutual Income

YTD Total	$1,250,700.00
YTD Budget	$1,248,500.00
June Total	**$178,414.00**
June Budget	$178,356.00

Total Operating Expenses

YTD Total	$1,275,727.00
YTD Budget	$1,248,500.00
June Total	**$206,046.00**
June Budget	$178,357.00

Utility Charges

YTD Total	$88,823.00
YTD Budget	$107,177.00
June Total	$13,347.00
June Budget	$15,311.00

Delinquent Items

A total of $9000.00 of which $5800.00 is an open estate item, $2970.00 is current (billed in July), mainly composed of SROs. Only about $230.00 is more than 60 days old.

The bulk of the overage in expenses was in landscaping extras (along the wall) and tree expenses. Please note the lowered usage of utilities as compared to what was budgeted.The trash bill is a contracted rate. The electric bill has decreased since last year and has remained fairly constant since then. The biggest portion of utility expense is the water bill.

Mutual Fifteen Board of Directors

Regular Meeting August 15, 2016

Laundry Rooms, Carports, and Walkway Lighting

Good Afternoon to Mutual Fifteen Shareholders, Guests, and Directors.

We had only one service call for a washing machine, two walkway lights needed new light bulbs, one lamp post was rusted out and needed replacing.

There was one complaint about excessive "clutter" in a carport, and a request was made for a "nice letter" to the attention of the Shareholder.

We had one carport "rental agreement". Finally, there was a complaint for one car parked on McKinney (*for weeks at a time!*) that had expired California License tags and, no Leisure World stickers. This car was moved after three calls to Leisure World Security.

Sincerely yours,

Patrick Anderson

Mutual 15 Directors Report
Judith Rhodes

PHYSICAL PROPERTY BUILDINGS :

August 15,2016

Plumbing	15
Electric	7
Finn	15
Carpentery	7
Up Grades	5
Building Inspector Elevator/Roaches/Leaks/Permits	8
Isidro	5
Misc.	5
Pre-Listing 29 M	1
TOTAL	68

Emergency Preparedness Report

August 15, 2016

The Mutual Emergency Preparedness Council resumed meeting on July 1, 1016. We meet on the 1st Friday of every month. All are invited.

CERT Club: has been established. Those that have completed the CERT classes are welcome to join the group. The purpose to keep up with the skills learned and share ideas. They meet the 1st Friday of the month. Let me know is you are interested and I will get you further information.

On September 29, there will be a Session on Psychological First Aid for Aging Adults. This is conducted by authorized Red Cross personnel. There will be two sessions, one in the AM and one in the PM. They would like to keep it to 40 participants for each session. Building Captains, Directors, volunteers and anyone interested are invited. Registration starts Sept 1, 2016. Please contact me and I will register you.

The California Great Shakeout is scheduled for 10/20/16 at 10:20 AM. I would like to schedule some refresher time for Building Captains, Directors and Team Captains. We also have the opportunity to receive some one on one radio training. I believe this is necessary as we have so many new directors and captains.

Please let me know your availability, for this important training. We can go to the Radio Room or I can have them come to us at our HQ.

The next CERT classes are scheduled for 9/30; 10/14; 10/21; 10/28 and 11/4 in Club House 3: 8:00 AM to Noon. The class is free. Please let me know if you are interested.

Judith Rhodes, EPC, 562 889-4607

Mutual 15 – August 2016 – Tree Report - John Webster

The Hong Kong Orchid tree in front of 32 H has been removed. A dead juniper bush has been discovered against the North wall, I will report to John's Landscaping and have it removed.

Forest 15 Tree Donation Program

Please remember the Forest 15 memorial tree donation program. Call me for details, or check our website. We'll begin planting this November.

Mutual 15 – July 2016 – Tree Report - John Webster

Class One Arboriculture Update:

The James Komen crew has finished the Spring pruning, Summer inspection report, Updated the current tree log, and due to submit the 2017 Pruning Proposal based on the findings of the Summer inspection. I was able to tour our Mutual with the arborist and identify a few sites in need of improvement and will be drafting proposals on how to proceed with these areas.

Forest 15 Tree Donation Program

We have two shareholders that will be donating trees. Planting sites and a selection of appropriate trees for those sights are being discussed with the arborist and the shareholders. We are planning for planting in November.

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. FIFTEEN

DATE: AUGUST 15, 2016

	SHAREHOLDER/GUEST NAME
1.	Betty Morgan
2.	Mary Romero
3.	Linda Seligman
4.	Aino Bonner
5.	Darrell Kim
6.	Genaro Casanave
7.	Michael Pahlow
8.	Jan Berliner
9.	Owen Pham
10.	Jean Finn
11.	John Finn
12.	Jane Legus
13.	Cornelia Adkins
14.	Maria Bogart
15.	Don Ellis

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIFTEEN
July 29, 2016

A Special Meeting of the Board of Directors of Seal Beach Mutual Fifteen was called to order by President Friedman at 1:05 p.m. on Friday, July 29, 2016, in Building 5, Room B.

Directors present were: President Friedman, Secretary Reed, CFO Dunagan, and Directors Anderson, Rhodes, and Webster. Vice President Obenauer was absent.

The purpose of the meeting was to finish business from the Regular Monthly Board Meeting of July 18, 2016.

OLD BUSINESS

The Board members discussed rewriting Policy 7701.15 – Personal Liability and Property Insurance. It was the consensus of the Board to postpone action until more research is performed and bring back to the next Board Meeting for approval.

NEW BUSINESS

The Board members discussed amending Policy 7502.15 – Carport and Street Parking Regulations. It was the consensus of the Board that Director Anderson work on amending the policy to be brought back to the next Board Meeting for discussion.

Following a discussion, and upon a MOTION duly made by Director Anderson and seconded by Secretary Reed, it was

> RESOLVED, To move the Mutual Fifteen mailboxes from another Mutuals' property to across Sunningdale Road between Buildings 7 and 20.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Anderson and seconded by Secretary Reed, it was

> RESOLVED, To approve Mutual Fifteen participation with the GRF in a payment to Mitchell Land Development for replacement of vegetation that will be damaged in the construction of the remainder of the Perimeter Walls in Mutual Fifteen adjacent to Buildings 14, 15, and 29, at a cost to Mutual Fifteen not to exceed $7,500.

The MOTION passed.

NEW BUSINESS (continued)

Following a discussion, and upon a MOTION duly made by Director Webster and seconded by CFO Dunagan, it was

> RESOLVED, To approve the 2017 arborist estimate to trim trees, at a cost of $44,309.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Anderson and seconded by CFO Dunagan, it was

> RESOLVED, To place four trees in front of Building 13, remove one tree, and plant Brazilian box trees, for a total cost of $1,600.

The MOTION passed.

The Board members discussed amending Policy 7416.15 – Breezeway Rules and Regulations. It was the consensus of the Board to postpone action until the next Board Meeting.

ADJOURNED

There being no further business to conduct, President Friedman adjourned the meeting at 2:58 p.m.

Joyce Reed

Attest
Joyce Reed, Secretary
SEAL BEACH MUTUAL FIFTEEN
cd:8/10/16