

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIFTEEN
January 22, 2019**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fifteen was called to order by President Dunagan at 9:00 a.m. on Tuesday, January 22, 2019, in the Building Five Conference Room B following the Pledge of Allegiance.

SHAREHOLDERS' COMMENTS

Several shareholders made comments.

ROLL CALL

Present: President Dunagan, Vice President Obenauer, Chief Financial Officer Harlow, Secretary Gildner, Directors Ellis, Pahlow and Reed

GRF Representatives: Mr. Friedman

Guests: Twelve shareholders of Mutual Fifteen

Staff: Mr. Rocha, Security Services Director
Mr. Weaver, Facilities Director
Ms. Hopkins, Mutual Administration Director
Mr. Antidel, Building Inspector
Ms. Aquino, Recording Secretary

President Dunagan welcomed guests and staff to the meeting.

MINUTES

The Minutes of the December 17, 2018, Regular Meeting were approved by general consent of the Board as printed.

GUEST SPEAKER – 2019 Mutual Projects

Facilities Director Weaver discussed the Mutuals upcoming 2019 potential projects. Upon further discussion it was the consensus of the Board that the projects to be worked on will be the continuation of the roofing project.

GUEST SPEAKER – Security Services Director

Security Services Director Rocha introduced himself and discussed with the Board and the shareholders the issues and opportunities within the Security Department.

Following questions, Mr. Rocha left the meeting at 9:30 a.m.

BUILDING INSPECTOR'S REPORT

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

Following questions, Mr. Antisdell left the meeting at 9:47 a.m.

Following questions, Mr. Weaver left the meeting at 9:55 a.m.

GRF REPRESENTATIVE'S REPORT

Mr. Friedman submitted his report.

UNFINISHED BUSINESS

Following a discussion, it was the consensus of the Board to postpone *Discuss and vote to amend Policy 7425.15 – Garden Areas* pending further revisions.

NEW BUSINESS

Following a discussion, it was the consensus of the Board to postpone *Discuss and vote to amend Policy 7502.15 – Carport Regulations, Discuss and vote to amend Policy 7531.15 – Inspection of Vacant, Unoccupied–Use Units and Discuss and vote to amend Policy 7510.15 – Eligibility Requirements* pending further research.

Following a discussion, and upon a MOTION duly made by President Dunagan and seconded by Secretary Gildner, it was

RESOLVED, To **deny** that the Buying and Selling Process Handout, prepared and submitted by GRF, be placed on Seal Beach Leisure World Website and further to be submitted to all Real Estate Agents and be included in the new buyer packet.

The MOTION passed.

SECRETARY'S REPORT/CORRESPONDENCE

Secretary Gildner received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Harlow reviewed and submitted Mutual Financial statements (attached).

Following a discussion, and upon a MOTION duly made by CFO Harlow and seconded by Vice President Obenauer, it was

RESOLVED, To approve the transfer of funds in the amount of \$15,000 from Capital to Appliance Reserves.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by CFO Harlow and seconded by President Dunagan, it was

RESOLVED, To approve the transfer of funds in the amount of \$50,000 from BNY Mellon to US Bank Non-Restricted account.

The MOTION passed.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins presented her report (attached).

ANNOUNCEMENTS

a. February Regular Board Meeting: February 12, 2019 at 1:00 p.m. Building Five, Conference Room B

COMMITTEE REPORTS

No committee reports were presented.

DIRECTOR'S COMMENTS

Several Directors made comments.

SHAREHOLDER(S') COMMENTS

Several shareholders made comments.

ADJOURNMENT

There being no further business to conduct, President Dunagan adjourned the meeting at 10:39 a.m. and stated the Board would be going into Executive Committee to discuss contracts, member, and legal issues.

Attest, Ron Gildner, Secretary
SEAL BEACH MUTUAL FIFTEEN
ka: 01/22/19
Attachments

DRAFT

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF JANUARY 22, 2019**

01/22/19 RESOLVED, To **deny** that the Buying and Selling Process Handout, prepared and submitted by GRF, be placed on Seal Beach Leisure World Website and further to be submitted to all Real Estate Agents and be included in the new buyer packet.

RESOLVED, To approve the transfer of funds in the amount of \$15,000 from Capital to Appliance Reserves.

RESOLVED, To approve the transfer of funds in the amount of \$50,000 from BNY Mellon to US Bank Non-Restricted account.

DRAFT

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: **Jerry Antisdel**

REPORT | **JANUARY 22/19**

PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COMMENTS
8-F	REMODEL	BOTH	02/04/19	08/31/19	NO	NONE	LOS AL BLDRS
23-M	SHOWER CUT DOWN	BOTH	01/25/19	02/25/19	NO	NONE	NUKOTE
26-B	WINDOWS	BOTH	12/09/18	01/09/19	NO	NONE	SWENMAN
36-B	WINDOWS	BOTH	03/05/18	04/19/18	NO	NONE	SEAPORT SASH AND DOORS
45-A	PAVERS	GRF	01/14/19	02/28/19	NO	NONE	SYSTEM PAVERS
45-B	PAVERS	GRF	01/14/19	02/28/19	NO	NONE	SYSTEM PAVERS
45-D	PAVERS	GRF	01/14/19	02/28/19	NO	NONE	SYSTEM PAVERS
ALL SHADED AREAS HAVE BEEN SIGNED OFF							

ESCROW ACTIVITY							
UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
8-F		07/10/18					
9-E		07/12/18					
13-C		05/04/18					
13-H		09/20/18					
14-D		12/05/18					
14-R		09/12/18					
16-Q		01/03/19					
16-R		09/20/18	01/14/19	01/14/19	01/25/19		
19-A		11/15/18					
21-C		07/31/18					
23-L		10/24/18					
40-A		06/28/18					

INSPECTOR MUTUAL REPORT

MUTUAL: (15) FIFTEEN

INSPECTOR: **Jerry Antidel**

40-F		03/20/18					
41-Q		10/17/18					
42-M		05/25/18					
46-M		10/10/18					
47-C		09/25/18					

SHADED 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

CONTRACTS/PROJECTS

SEWER CLEANING WITH EMPIRE PIPE CONTRACT GOOD THROUGH 2020

JOHNS LANDSCAPE CONTRACT GOOD THROUGH 2019

PEST /TERMITE CONTRACT GOOD THROUGH 2020

DRYER CONTRACT WITH WASH MULTIFAMILY GOOD THROUGH 2022

WORKING ON GETTING CONTRACT FOR ROOFS

MJJURADO IS ABOUT HALF DONE WITH PAINTING OF CURBS AND STOPS AND T AND L

CALLS NAD VISITS TO UNITS 41 CALLS ON LIFTS 14

**MUTUAL 15 MONTHLY MEETING
December 31, 2018
CFO REPORT**

	2018	2019
Money in bank accounts:	December	
<u>Total in all account</u>	\$3,902,335	
BNY Mellon	\$2,551,497	
US Bank Corp	\$1,350,838	
<u>Total Mutual Operating Income</u>		
YTD Actual	\$ 105,351	
YTD budget	\$ 106,324	
Sep Actual	\$ 8,903	
Sep budget	\$ 8,864	
<u>Total Operating Expense</u>		
YTD Actual	\$ 873,776	
YTD budget	\$ 918,597	
Sep Actual	\$ 94,492	
Sep budget	\$ 76,536	
<u>Utility Charges</u>		
YTD Actual	\$ 183,222	
YTD budget	\$ 172,046	
Sep Actual	\$ 16,029	
Sep budget	\$ 14,339	