

DO NOT PUT MINUTES IN MAIL SLOTS
**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL ELEVEN**

**June 16, 2016
1:30 p.m.**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Eleven was called to order by President Mandeville at 1:30 p.m. on Thursday, June 16, 2016, in Clubhouse Three, Room 9, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Mandeville, Vice President Newport, Secretary French, and Director Lodwick

Absent: Chief Financial Officer Baker

GRF Representative: Ms. Greer

Guests: Twenty-four Mutual Eleven shareholders

Staff: Mrs. Weller, Mutual Administration Director
Mr. Salazar, Building Inspector
Mrs. McAuley, Mutual Administration Manager
Ms. Day, Recording Secretary

MINUTES

Mr. Mandeville called for any corrections to the minutes of the Regular Monthly Meeting of April 21, 2016. There being no corrections, the minutes were approved as printed.

BUILDING INSPECTOR'S REPORT

Inspector Salazar updated the Board on activity in the mutual.

GRF REPRESENTATIVE'S REPORT

Ms. Greer updated the Board on GRF activity.

VICE PRESIDENT/PHYSICAL PROPERTY REPORTS

Vice President Newport presented his report (as attached).

CHIEF FINANCIAL OFFICER'S REPORT

In CFO Baker's absence, Secretary French presented her financial report (as attached).

DIRECTOR(S)' REPORT(S)

Physical Property Report

Mr. Baker presented his report (as attached)

Emergency Preparedness Chair's Reports

Mr. Lodwick presented his report (as attached)

Carport/Laundry Room Committee Chair's Reports

Mr. Newport presented his report (as attached)

PRESIDENT'S REPORT

President Mandeville presented his report (as attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller presented her report (as attached).

OLD BUSINESS

President Mandeville asked for a motion to ratify Policy 7425.11 – Garden/Porch Areas, Trees, Shrubs (attached). Upon a MOTION duly made by Secretary French and seconded by Vice President Newport, it was

RESOLVED, To ratify, Policy 7425.11 – Garden/Porch Areas, Trees, Shrubs.

The MOTION passed.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by Vice President Newport and seconded by Secretary French, it was

RESOLVED, To approve the planting & removal program, at a cost of \$7,500.

The MOTION passed.

NEW BUSINESS (continued)

The Board members discussed amending Policy 7503 – Plumbing Stoppages.

Upon a MOTION duly made by Director Baker and seconded by Secretary French, it was

RESOLVED, To amend Policy 7503 – Plumbing Stoppages, on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by President Mandeville and seconded by Secretary French, it was

RESOLVED, To cancel the July 21, 2016, Regular Board Meeting due to the Annual Shareholders' Meeting.

The MOTION passed.

Per the Mutuals' Bylaws, Article IV, Section 7, Jack O'Shea, Unit 283-F, stated he intended to vote his ballot cumulatively for the election of Directors for the 2016-2017 term of office.

SHAREHOLDER(S)' COMMENTS

Several shareholders made comments to the Board members.

EXECUTIVE SESSION

There were no member issues to be discussed in Executive Session.

**BOARD OF DIRECTORS
MUTUAL ELEVEN**

June 16, 2016

ADJOURNMENT

There being no further business to conduct, President Mandeville adjourned the meeting at 2:52 p.m.



Attest, Shirley French, Secretary
SEAL BEACH MUTUAL ELEVEN

jl:7/19/16
Attachment

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

NEXT MEETING: August 18, 2016, CLUBHOUSE THREE ROOM NINE, AT 1:30 p.m.

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING OF JUNE 16, 2016**

06/16/16 RESOLVED, To ratify, Policy 7425.11 – Garden/Porch Areas, Trees, Shrubs.

RESOLVED, To approve the planting & removal program, at a cost of \$7,500.

RESOLVED, To amend Policy 7503 – Plumbing Stoppages, on a preliminary basis until the 30-day posting period is completed.

RESOLVED, To cancel the July 21, 2016, Regular Board Meeting due to the Annual Shareholders' Meeting.

MUTUAL OPERATIONS

DRAFT – MUTUAL 11

RESIDENT REGULATIONS

Plumbing Stoppages

The following Mutual pays the charges for back-to-back kitchen sink stoppages:

| | | | |
|---------------------------|-------|--------|---------|
| Two (see Policy 7503.2) | Six | Nine | Fifteen |
| Three (see Policy 7503.3) | Seven | Eleven | Sixteen |

The following Mutual pays the charges for all stoppages except when caused by resident neglect or misuse:

| | |
|---------------------------|--------------------------------|
| One (effective 04-27-78) | <u>Eleven (_____)</u> |
| Four (effective 03-03-86) | Twelve (effective 04-18-84) |
| Five (effective 02-21-73) | Fourteen (effective 01-15-96) |
| Ten (effective 11-27-85) | |

The following Mutual pays the charges for all stoppages, including toilet stoppages, except if caused by resident’s negligence:

Eight (effective 08-26-85)

Note: All toilet stoppages in Mutuals Two, Three, Six, Seven, Nine, Eleven, Fifteen and Sixteen are charged to shareholder.

MUTUAL ADOPTION

AMENDMENTS

Adopted: 27 Apr 78

- Oct 16 80
- Apr 18 84
- Aug 26 85
- Nov 27 85
- Apr 21 86
- Jan 15 96
- Feb 11 13
- Feb 21 13
- Mar 21 13 (Mutual 11)