

**A G E N D A**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL ELEVEN**

**September 15, 2016**  
**1:30 p.m.**

1. CALL TO ORDER, *PLEDGE OF ALLEGIANCE*
2. ROLL CALL
3. INTRODUCTION OF GRF REPRESENTATIVE, GUEST(S) AND STAFF:  
    Ms. Greer, GRF Representative  
    Ms. Hopkins, Mutual Administration Director  
    Mr. Salazar, Building Inspector
4. APPROVAL OF MINUTES – **Regular Meeting of August 18, 2016**  
    **Special Meeting of September 8, 2016**
5. BUILDING INSPECTOR'S REPORT Mr. Salazar
6. UNFINISHED BUSINESS – a. Ratify Policy 7502.11 – Carport Regulations
7. NEW BUSINESS – a. Motion to move \$45,000 from prior year's excess income  
    to the Infrastructure Reserves  
    b. Approve a Reserve Study in the amount of \$2,000  
    c. Dethatch all grass with reseeding of rye grass, at a cost of \$25,000  
    d. Go out to bid to re-slurry carports and striping  
    e. Amend Policy 7507.11 – Electric Cart Pad  
    f. Drone exhibition at the California Shakeout on October 20<sup>th</sup>  
    g. Discuss patios on common area  
    h. Mutual Picnic
8. CHIEF FINANCIAL OFFICER'S REPORT Mrs. Baker
9. GRF REPRESENTATIVE Ms. Greer
10. MUTUAL ADMINISTRATION DIRECTOR Ms. Hopkins
11. DIRECTOR(S)' COMMENTS
12. ANNOUNCEMENTS
13. SHAREHOLDER(S)' COMMENTS (2-3 minutes)
14. ADJOURNMENT
15. EXECUTIVE SESSION (legal, member issues)

**STAFF SECRETARY WILL LEAVE THE MEETING AT 4:00 P.M.**

**NEXT MEETING: OCTOBER 20, 2016, at 1:30 p.m.**

**MINUTES OF THE SPECIAL (AGENDA) MEETING OF THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL ELEVEN**

**September 8, 2016**

A Special Meeting of the Board of Directors of Seal Beach Mutual Eleven was called to order by President Mandeville (via conference call) at 2:30 p.m. on Thursday, September 8, 2016, in the Physical Property Department Conference Room.

Those members present were: President Mandeville (via phone), Vice President Newport, Secretary French, CFO P. Baker, and Director R. Baker, and one shareholder.

The purpose of the meeting was to discuss items for the September Board Meeting agenda.

President Mandeville adjourned the meeting at 3:30 p.m.



Attest

Shirley French, Secretary  
SEAL BEACH MUTUAL THREE

cd:9/09/16



# INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11

INSPECTOR: Jay Salazar

MUTUAL BOARD MEETING DATE: **September 15, 2016** Print Date: 9/7/2016

UNIT #	04/26/16	06/28/16	07/01/16	07/15/16	07/18/16	DOCUMENTS/ COMMENTS		
275I								
280F	02/01/16	06/08/16	06/10/16	06/23/16	06/24/16	09/01/16		
281G	03/30/16							
269K	05/10/16	06/23/16	06/28/16	07/02/16	07/12/16	08/26/16		
275H	05/16/16	07/27/16	08/12/16	08/25/16	08/26/13			
280H	06/03/16	07/05/16	07/05/16	07/18/16	07/19/16	08/24/16		
270E	06/06/16	08/16/16	08/22/16	09/05/16	09/06/16			
282E	06/13/15	07/12/16	07/22/16	08/04/16	08/05/16	08/22/16		
270F	07/11/16	07/28/16	07/29/16	08/11/16	08/12/16			
267K	08/15/16							
272J	08/16/16							
284F	8/18/2016	08/18/16						
280J	8/19/2016	08/19/16						
265C	08/29/16							
267K	9/7/2016							
UNIT #	NMI	PLI	NBO	FI	FCOEI	COE DATE	ROF	DOCUMENTS/ COMMENTS

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation  
 FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

## CONTRACTS

CONTRACTOR

PROJECT



## MUTUAL OPERATIONS

### RESIDENT REGULATIONS

#### Carport Regulations – Mutual Eleven

##### A. Carport Use

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. Any stored items in the carports must be completely contained in the carport cabinets.
2. Current fire regulations prohibit the storage of fuel oil or any combustible material in the carport areas.
3. All vehicles, when parked in the carports, must be headed in, except motorcycles and golf carts may face out.
4. At each semi-annual inspection of the carports by the staff of the Physical Property Department, notice will also be given to each resident found in violation that the improperly stored material must be removed within ten (10) days or the material will be removed at the resident's expense.
5. Residents are permitted to build a downward extension to the existing carport cabinet, but the specifications shall be held at the Physical Property Department, and approval shall be obtained from the Board of Directors and the Physical Property Department.
  - a. Bicycles, ladders, folding shopping carts, motorized or electric carts or chairs, or other items shall not be stored in front of the downward extension carport cabinet when the resident owns and/or parks a motor vehicle in the carport space. Due to insurance issues, only one motorized vehicle per carport space is permitted. Size permitting, bicycles, ladders or folding carts may be stored INSIDE the carport cabinet.

##### B. Carport Assignments

1. Carport assignments are controlled by the Mutual Corporation and a record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.
  - a. Any vehicle parked in a carport must bear a current vehicle decal issued by the Seal Beach Leisure World Security Department (except as stated in Section 4, a.).
  - b. Vehicles shall not be parked in an unassigned carport without permission from the Mutual Board of Directors.

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****Carport Regulations – Mutual Eleven**

2. Residents desiring to change carport assignments must obtain approval of the Mutual Board of Directors so that the change can be properly recorded in the Stock Transfer Office.
3. The request for carport re-assignment, if approved, is only temporary and is valid only so long as both participating parties agree to the temporary change. One party determining to withdraw from the agreement may do so as may the successor owner of that party's apartment. The Mutual Corporation retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its discretion. The re-assignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either apartment, with absolutely no exceptions to the rules herein provided.
4. Carport space may not be rented to or used by anyone who is not a resident Leisure World Shareholder of Mutual Eleven, except:
  - a. The carport assignee may allow temporary, short-term parking of a vehicle used by a house guest.

<u>Date</u>	<u>Action</u>	<u>Policy</u>	<u>Policy Amendment Dates</u>
02-21-80	Adopted	7502	
01-21-93	Assigned	7502.3	02-15-01
09-20-01	Assigned	7502.11	02-19-04
	Amended	7502.11	10-15-09
	Amended	7502.11	08-18-16

**MUTUAL OPERATIONS****DRAFT****RESIDENT REGULATIONS****Electric Cart Pad - Mutual Eleven**

A temporary parking or charging pad ("pad") may be installed adjacent to an apartment using the following guidelines:

1. All pad requests must be submitted in writing to the Mutual Board of Directors ("Board") and be accompanied by a photo of the proposed location. Board approval will be on a case-by-case basis.
2. A permit must be obtained from the Golden Rain Foundation ("GRF") Physical Property Department before a pad is installed.
3. The pad shall be constructed of interlocking concrete pavers that sit on a bed of sand.
4. The pad must not exceed 5 feet wide.
5. The cost of installing a pad will be at the shareholder's expense.
6. Any modifications to the existing sprinkler system that are required as a result of the approved pad installation shall be at the shareholder's expense.
7. In no case shall more than one pad per unit be approved.
8. Pads can only be used for parking and charging electric carts. All other uses of the pad are prohibited.
9. The pad needs to be removed by the shareholder at his or her expense if shareholder no longer has an electric cart.
10. All electric carts must have an approved Leisure World decal from the GRF Security Department.
11. For safety reasons, all electric carts shall have a rear view mirror, directional signals, headlights, taillights and brake lights in good operating condition. Headlights shall be used when driving in darkness.
12. The Board of Directors recommends that any electric cart owner obtain sufficient insurance to protect themselves in case of personal injury or damage to the Mutual's property or another person's property.
13. The pad shall be removed upon the resale or transfer of the share of stock, at the seller's expense, unless the buyer has an electric cart and agrees, in writing, to adhere to this electric cart pad policy.

**Parking of an electric cart may be permitted on the grass temporarily.**

**MUTUAL ADOPTION**

Eleven: 04-18-13

**AMENDMENT**

11-20-14

(Draft created 09-09-16cd)