DO NOT PUT MINUTES IN MAIL SLOTS

MINUTES OF THE REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS SEAL BEACH MUTUAL ELEVEN July 18, 2019

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Eleven was called to order by President Hemry at 1:30 p.m. on Thursday, July 18, 2019, in Clubhouse Three, Room 9, followed by the *Pledge of Allegiance.*

SHAREHOLDER COMMENTS

Several Shareholders made comments.

ROLL CALL

Present:	President Hemry, Vice President Davies, Chief Financial Officer Basner, Director Basch, and Director Henehan
Absent:	Secretary Mandeville
GRF Representative:	Ms. Heinrichs
Guests:	Thirty-four Mutual Eleven shareholders
Staff:	Ms. Hopkins, Mutual Administration Director Mr. Harper, Building Inspector Ms. Kemp, Recording Secretary

MINUTES

The April 18, 2019, regular monthly minutes were approved by general consent of the Board of Directors as printed.

The May 23, 2019, organizational meeting minutes were approved by general consent of the Board of Directors as corrected.

SECRETARY APPOINTMENT

Following a discussion, and upon a MOTION duly made by President Hemry and seconded by Chief Financial Officer Basner, it was

> RESOLVED to accept, with regret, the resignation of Mutual Eleven Secretary, Phil Mandeville, effective July 18, 2019.

The MOTION passed.

The Mutual Board of Directors appointed Gary Adelman to the Mutual Eleven Board of Directors as Secretary for the remaining 2019-2020 term of office.

BOARD OF DIRECTORS
MUTUAL ELEVEN **July 18, 2019**

BUILDING INSPECTOR'S REPORT

Inspector Harper updated the Board on activity in the mutual (attached).

Following questions, Inspector Harper left the meeting at 1:51 p.m.

GRF REPRESENTATIVE'S REPORT

GRF Representative Heinrichs presented her report.

CONSENT CALENDAR

Following a discussion, and upon a MOTION duly made by Chief Financial Officer Basner and seconded by President Hemry, it was

> RESOLVED that the Board authorizes the following transfers of funds, per detailed and dated resolutions, by consent calendar.

Transfer/ Invoice Date	*Amount*	*Originating/Destination Accounts or Payee*
04/09/2019	$49,708.83	US Bank Restricted MM to US Bank Non-Restricted MM
04/22/2019	$10,385.00	Total Landscape Maintenance (invoice 6807)
04/29/2019	$32,526.16	US Bank Checking to US Bank Restricted MM
05/01/2019	$11,700.00	Total Landscape Maintenance (invoice 6831)
05/06/2019	$124,332.33	ACH-Direct Debit from multiple shareholders to US Bank Checking
05/06/2019	$68,113.28	US Bank Checking to GRF-US Bank Checking
05/07/2019	$48,632.42	US Bank Checking to US Bank Impound
05/17/2019	$32,526.16	US Bank Checking to US Bank Restricted MM
06/01/2019	$11,700.00	Total Landscape Maintenance (invoice 6853)
06/05/2019	$123,317.26	ACH-Direct Debit from multiple shareholders to US Bank Checking
06/05/2019	$72,496.54	US Bank Checking to GRF-US Bank Checking
06/06/2019	$48,532.77	US Bank Checking to US Bank Impound
06/20/2019	$32,526.16	US Bank Checking to US Bank Restricted MM
07/01/2019	$11,700.00	Total Landscape Maintenance (invoice 6888)

07/05/2019	$79,315.02	US Bank Checking to GRF-US Bank Checking
07/05/2019	$122,772.14	ACH-Direct Debit from multiple shareholders to US Bank Checking
07/08/2019	$48,956.56	US Bank Checking to US Bank Impound

The MOTION passed.

UNFINISHED BUSINESS

Following a discussion, and upon a MOTION duly made by Director Basch and seconded by Director Henehan, it was

> RESOLVED to approve that the *Buying and Selling Handout*, prepared and submitted by GRF, be placed on the Seal Beach Leisure World website, be submitted to all real estate agents, and be included in the New Buyer Packet.

The MOTION passed.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by Chief Financial Officer Basner and seconded by President Hemry, it was

> RESOLVED to approve that the review of the mutuals' operating accounts, reserve accounts, current year's actual operating revenues and expenses compared to the current year's budget, the latest account statements prepared by financial institutions where the mutual has its operating and reserve accounts, and the income and expense statement for the mutual's operating and reserve accounts have been approved; and, further, that per Civil Code Section 5500(a)-(f), the check register, monthly general ledger, and delinquent assessment receivable reports have been reviewed for the months of April, May, and June 2019.

The MOTION passed.

Following a discussion and upon a MOTION duly made by Vice President Davies and seconded by Chief Financial Officer Basner, it was

> RESOLVED to approve a proposal from Total Landscape to remove and replace bottlebrush trees within the mutual at a price not to exceed $10,000.00.

The MOTION passed with five "yes" votes and one "no" vote (Basch).

NEW BUSINESS (continued)

Vice President Davies announced the following Landscape subcommittees:

Landscape	Vice President Davies (chair) Jackie Clarkson Grace Holdaway Susan Shaver Pam Sich Barbara Simundza Jerry Thomas
Architectural & Landscape	Vice President Davies (chair) Daphne Guertin Don Hemry Ed Jablonski Barbara Simundza Jerry Thomas

President Hemry assigned the following committees:

Bylaws	Director Basch
Emergency Information & CERT	Phil Mandeville
Physical Property	Director Henehan
Executive Committee	President Hemry Vice President Davies Chief Financial Officer Basner Secretary Adelman Director Henehan

Following a discussion and upon a MOTION duly made by Vice President Davies and seconded by Director Basch, it was

> RESOLVED to amend the resolution regarding the Notice of Intent to Withdraw authorization.

The MOTION passed.

NEW BUSINESS (continued)

Following a discussion and upon a MOTION duly made by Director Henehan and seconded by Secretary Adelman, it was

> RESOLVED to approve that Mutual Eleven authorizes the Board's President and/or duly appointed Officer to act on behalf of the Board to execute the Notice of Intent to Withdraw for the 2019-2020 term of office and, further, if the Mutual does wish to purchase the unit, it needs to be brought to the Board for approval.

The MOTION passed.

Following a discussion and upon a MOTION duly made by President Hemry and seconded by Secretary Adelman, it was

> RESOLVED to approve that Mutual Eleven does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax Statement.

The MOTION passed.

Following a discussion and upon a MOTION duly made by President Hemry and seconded by Chief Financial Officer Basner, it was

> RESOLVED to approve that Mutual Eleven continues to NOT receive one hard copy of the various mutuals' monthly minutes in their mailbox in the Stock Transfer Office.

The MOTION passed.

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

> RESOLVED to approve a commitment by the Board of Directors of Mutual Eleven, to help support the unified mission of the collective mutuals of Leisure World Seal Beach, to ensure appointments are made to meet with GRF staff.

The MOTION passed.

NEW BUSINESS (continued)

Following a discussion and upon a MOTION duly made by Vice President Davies and seconded by Chief Financial Officer Basner, it was

> RESOLVED to approve that, according to Policy 7510.11 – Eligibility Requirements, if there is a question of financial eligibility, Mutual Eleven **will** be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue, and furthermore to have the Stock Transfer Office follow Policy 7510.11 – Eligibility Requirements.

The MOTION passed.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Basner and seconded by Director Henehan, it was

> RESOLVED to approve that the Mutual Eleven meeting minutes disclose "yes" votes, "no" votes, and abstentions in the motion results effective July 2019.

The MOTION passed.

SECRETARY/CORRESPONDENCE

Secretary Adelman did not receive correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Ms. Basner presented her report (attached).

MUTUAL ADMINISTRATION DIRECTOR

Mutual Administration Director Hopkins presented her report.

ANNOUNCEMENTS

a. **NEXT REGULAR MEETING: Thursday, August 15, 2019 at 1:30 p.m. in Clubhouse 3, Room 9**

COMMITTEE REPORTS

Landscape
Vice President Davies presented his report.

DIRECTOR(S') COMMENTS

Several directors made comments.

President Hemry presented her report.

SHAREHOLDER(S') COMMENTS

Several shareholders made comments.

ADJOURNMENT

There being no further business to conduct, President Hemry adjourned the meeting at 2:53 p.m. and stated an Executive Session to, discuss member issues, would follow.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on July 18, 2019, at 3:06 p.m., and took the following actions:

1. Legal Matters
    a. Call with attorney
    b. No evictions discussed
2. Contracts
    a. No contracts discussed
3. Assessments / Delinquencies
    a. One delinquent letter drafted
    b. One account will be monitored for payment
4. Disciplinary Hearings
    a. No disciplinary hearings discussed

The Executive Session was adjourned at 3:59 p.m.

Attest, Gary Adelman, Secretary
SEAL BEACH MUTUAL ELEVEN
ck:08/15/2019
Attachments

DATES TO REMEMBER

Presidents' Council: Thursday, August 1, 2019, at 9:00 a.m. [Ch 4]
CFO Council: Wednesday, August 7, 2019, at 10:00 a.m. [B]
Mutual Administration Committee: Monday, August 12, 2019, at 1:00 p.m. [A]
Mutual Presidents' Roundtable: Friday, August 16, 2019, at 1:00 p.m. [A]

RESOLUTIONS IN THE REGULAR MONTHLY MEETING OF JULY 18, 2019

07-18-19 RESOLVED to accept, with regret, the resignation of Mutual Eleven Secretary, PhilMandeville, effective July 18, 2019.

RESOLVED that the Board authorizes the following transfers of funds, per detailed and dated resolutions, by consent calendar.

Transfer/ Invoice Date	*Amount*	*Originating/Destination Accounts or Payee*
04/09/2019	$49,708.83	US Bank Restricted MM to US Bank Non-Restricted MM
04/22/2019	$10,385.00	Total Landscape Maintenance (invoice 6807)
04/29/2019	$32,526.16	US Bank Checking to US Bank Restricted MM
05/01/2019	$11,700.00	Total Landscape Maintenance (invoice 6831)
05/06/2019	$124,332.33	ACH-Direct Debit from multiple shareholders to US Bank Checking
05/06/2019	$68,113.28	US Bank Checking to GRF-US Bank Checking
05/07/2019	$48,632.42	US Bank Checking to US Bank Impound
05/17/2019	$32,526.16	US Bank Checking to US Bank Restricted MM
06/01/2019	$11,700.00	Total Landscape Maintenance (invoice 6853)
06/05/2019	$123,317.26	ACH-Direct Debit from multiple shareholders to US Bank Checking
06/05/2019	$72,496.54	US Bank Checking to GRF-US Bank Checking
06/06/2019	$48,532.77	US Bank Checking to US Bank Impound
06/20/2019	$32,526.16	US Bank Checking to US Bank Restricted MM
07/01/2019	$11,700.00	Total Landscape Maintenance (invoice 6888)
07/05/2019	$79,315.02	US Bank Checking to GRF-US Bank Checking
07/05/2019	$122,772.14	ACH-Direct Debit from multiple shareholders to US Bank Checking
07/08/2019	$48,956.56	US Bank Checking to US Bank Impound

RESOLVED to approve that the *Buying and Selling Handout*, prepared and submitted by GRF, be placed on the Seal Beach Leisure World website, be submitted to all real estate agents, and be included in the New Buyer Packet.

RESOLVED to approve that the review of the mutuals' operating accounts, reserve accounts, current year's actual operating revenues and expenses compared to the current year's budget, the latest account statements prepared by financial institutions where the mutual has its operating and reserve accounts, and the income and expense statement for the mutual's operating and reserve accounts have been approved; and, further, that per Civil Code Section 5500(a)-(f), the check register, monthly general ledger, and delinquent assessment receivable reports have been reviewed for the months of April, May, and June 2019.

RESOLVED to approve a proposal from Total Landscape to remove and replace bottlebrush trees within the mutual at a price not to exceed $10,000.00.

RESOLVED to amend the resolution regarding the Notice of Intent to Withdraw authorization.

RESOLVED to approve that Mutual Eleven authorizes the Board's President and/or duly appointed Officer to act on behalf of the Board to execute the Notice of Intent to Withdraw for the 2019-2020 term of office and, further, if the Mutual does wish to purchase the unit, it needs to be brought to the Board for approval.

RESOLVED to approve that Mutual Eleven does not support or authorize the signing of the Property Tax Postponement Application from the State of California. The Mutual further authorizes the GRF Finance Department to notify the Board if a shareholder requests a Property Tax Statement.

RESOLVED to approve that Mutual Eleven continues to NOT receive one hard copy of the various mutuals' monthly minutes in their mailbox in the Stock Transfer Office.

RESOLVED to approve a commitment by the Board of Directors of Mutual Eleven, to help support the unified mission of the collective mutuals of Leisure World Seal Beach, to ensure appointments are made to meet with GRF staff.

RESOLVED to approve that, according to Policy 7510.11 – Eligibility Requirements, if there is a question of financial eligibility, Mutual Eleven **will** be contacted by the Stock Transfer Office in the event of a non-qualifying financial issue, and furthermore to have the Stock Transfer Office follow Policy 7510.11 – Eligibility Requirements.

RESOLVED to approve that the Mutual Eleven meeting minutes disclose "yes" votes, "no" votes, and abstentions in the motion results effective July 2019.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: July 18, 2019 **Print Date:** 7/10/2019

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	INSPECTION	CONTRACTOR / COMMENTS
263-L	FLOORING	GRF	05/28/19	06/28/19	NO	NONE	KARYS CARPET
265-E	FLOORING	GRF	06/27/19	07/27/19	NO	NONE	COLONIAL CARPETS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
265-F	REMODEL	BOTH	06/30/19	12/31/19	NO	NONE	LOS AL BUILDERS
268-L	HEAT PUMP	BOTH	06/17/19	09/17/19	NO	07/09/19 FINAL	GREENWOOD
269-H	REMODEL	BOTH	04/23/19	07/03/19	YES	FINAL 06/28/19	AC & R CONSTRUCTION
269-G	GARDEN	GRF	07/10/19	08/10/19	NO	NONE	ANGUIANO LAWN CARE
270-F	GARDEN PAVERS	GRF	06/12/19	07/12/19	NO	NONE	ANGUIANO LAWN CARE
271-F	SHOWER CUT DOWN	GRF	06/03/19	07/03/19	NO	04/01/19 FINAL	NUKOTE
273-H	REMODEL	BOTH	03/27/19	08/30/19	YES	05/06/19 FOOT	JF CONSTRUCTION
273-H	REMODEL	BOTH	03/27/19	08/30/19	YES	NONE	JF CONSTRUCTION
273-H	REMODEL	BOTH	03/27/19	08/30/19	YES	NONE	JF CONSTRUCTION
273-H	REMODEL	BOTH	03/27/19	08/30/19	YES	NONE	JF CONSTRUCTION

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: July 18, 2019 **Print Date:** 7/10/2019

273-H	REMODEL	BOTH	03/27/19	08/30/19	YES	NONE	JF CONSTRUCTION
273-H	REMODEL	BOTH	03/27/19	08/30/19	YES	NONE	JF CONSTRUCTION
273-H	REMODEL	BOTH	03/27/19	08/30/19	YES	NONE	JF CONSTRUCTION
274-J	REMODEL	BOTH	06/01/19	08/31/19	NO	NONE	M&M CONSTRUCTION
279-I	FLOORING	GRF	06/11/19	06/30/19	NO	06/24/19 FINAL	BIXBY PLAZA CARPETS
282-A	REMODEL	BOTH	06/19/19	07/19/19	NO	NONE	BANDTS CONSTRUCTION
283-B	AWNING	GRF	08/15/19	08/15/19	NO	NONE	AAA AWNINGS
284-D	REMODEL	BOTH	05/23/19	06/30/19	NO	NONE	TOP DOWN
284-D	REMODEL	BOTH	05/23/19	06/30/19	NO	NONE	TOP DOWN
284-D	REMODEL	BOTH	05/23/19	06/30/19	NO	NONE	TOP DOWN
285-D	WINDOWS	BOTH	04/25/19	06/10/19	YES	NONE	RENEWAL BY ANDERSON
285-D	WINDOWS	BOTH	04/25/19	06/10/19	YES	NONE	RENEWAL BY ANDERSON
285-D	WINDOWS	BOTH	04/25/19	06/10/19	YES	NONE	RENEWAL BY ANDERSON
285-D	WINDOWS	BOTH	04/25/19	06/10/19	YES	NONE	RENEWAL BY ANDERSON
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	07/13/18 FOOTING	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	07/13/18 UGPLUM	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	10/09/18 SHEARW	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	10/09/18 INSUL	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	10/09/18 LATH	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	10/09/18 RWIRE	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	10/25/18 SCRACH	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	11/19/18 RPLUMB	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	11/20/18 FRAME	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	1/21/19 DWALL	KC CONSTRUCTION
285-I	REMODEL	BOTH	02/19/18	06/30/19	YES	07/03/19 FINAL	KC CONSTRUCTION

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: July 18, 2019 **Print Date:** 7/10/2019

Escrow Activity

Unit #	NMI	PLI	NBO	FI	FCOEI	COE DATE	ROF	
263-B	3/28/2019							
265-G		05/29/19						
265-L		06/17/19						
267-H		02/19/19	05/22/19	05/22/19	06/04/19	06/06/19	06/21/19	
268-K		04/03/19						
270-G		04/01/19	06/07/19	06/07/19	06/20/19	06/24/19		
270-H		12/20/17	06/12/19	06/12/19	06/24/19	06/26/19	07/09/19	
276-B		06/10/19						
276-I		06/10/19						
277-G	6/19/2019							
278-C		04/19/19						
278-J		02/27/19						
278-L		05/28/19	06/27/19	07/03/19	07/16/19	07/18/19		
280-A		06/22/18						
280-C		04/03/19						
282-B		01/08/19	07/08/19	07/12/19	07/24/19	07/26/19		
285-L		04/26/19	06/03/19	06/03/19	06/07/19	06/11/19	06/21/19	
286-A		04/26/19	07/03/19	07/03/19	07/16/19	07/18/19		

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

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: July 18, 2019 **Print Date:** 7/10/2019

Contract Services	Project Discription
Empire Pipe Cleaning	Sewer Cleaning For The Next Three Years Ex 12/31/19
Jc Kress	Painting For Plumbing Project Over Three Years Ex 12/31/20
Fenn Termite + Pest Control	Termite And Pest Control Ex 05/31/2020
ERC	Asbestos Abatement For Plumbing Over Three Years Ex 12/31/20
John Nelson Plumbing	Copper Repipe Over Three Years Ex 12/31/20
Innovative Cleaning Services	Carport and Cleaning Services Ex 04/30/22
Total Landscape Maintenance	Landscaping Contract For Three Years Ex 12/30/21
	Site Visits
261- I 6/18/2019	Shower Inspection
270-F 7/5/2019	Correction Notice

Mutual 11
Financial Report
July 2019

Reserve study on site visit and inspection was completed last month. Special attention was given to roof conditions, as previous inspection had incorrect information on age of the roofs (installed roofs had 30 years useful life, but information given was 25 years). We asked the inspector to assess the actual conditions and useful life left of all the roofs. Report will be received in approximately 30 days.

Election additional cost was $6,955 (compare to 2018 $2,190), as our election was planned for 2020, we didn't not have money in the budget for 2019 year. GRF paid $3,224. Balance of $3,730 is our responsibility due next month. For 6 month of this year we are on budget!

Account	Actual	Budget	Details
Taxes & Insurance	8,188	6,475	Tax & Insurance increase
Utilities	9,165	9,864	Rainy season helped, but please conserve water in coming months
Outside Services	20,284	22,039	1,755 Saving
Total Operating Expenses	37,830	39,644	Reflects 1,755 savings from outside services
Reserve Contribution	33,639	33,638	
Total Expenses	120,827	122,640	

Thank you,

Mutual 11 CFO - Guta Basner

ROSTER
SEAL BEACH MUTUAL ELEVEN
BOARD OF DIRECTORS
2019-2020

DIRECTOR	BLDGS.	ADDRESS	TELEPHONE/EMAIL
Brenda Hemry **PRESIDENT**	276, 277, 278, 279	13081 Del Monte Dr., 278-A **Laundry Room** **276**	559-760-4153 lwm11Pres@gmail.com
Geoff Davies **VICE PRESIDENT**	261, 262, 263, 264	1591 Interlachen Rd, 262-G **Laundry Room** **261**	562-248-4007 lwm11VP@gmail.com
Gary Adelman* **SECRETARY**	280, 281, 282, 283	13101 Del Monte Dr., 279-C **Laundry Room** **280**	949-813-1433 lwm11sec@gmail.com
Guta Basner **CHIEF FINANCIAL OFFICER**	266, 267, 268, 269, 270	13151 Shawnee Lane, 266-C **Laundry Room** **269**	619-850-6052 lwm11CFO@gmail.com
Patrick Henehan **DIRECTOR** **PHYSICAL PROPERTY**	271, 272, 273 274, 275	13121 Del Monte Dr., 283-C **Laundry Room** **272, 281**	951-310-4700 lwm11PPC@gmail.com
Joyce Basch **DIRECTOR**	265, 284, 285, 286	1641 Interlachen Rd., 263-H **Laundry Room** **265, 267**	562-598-1988 lwm11dl1@gmail.com

GOLDEN RAIN FOUNDATION REPRESENTATIVE

Irma Heinrichs — 1651 Interlachen Rd., 281-J — 562-818-8285

Total Directors:	**6**
Number of Apartments	312
Number of Buildings:	26
Number of Carport Bldgs.	9
Number of Laundry Rooms	8

Regular Meetings: 3rd Thursday of each month
Clubhouse 3, Rm 9 @ 1:30 p.m.

Annual Meeting: 4th Thursday of May
Clubhouse 4 @ 10:00 a.m.

Recording Secretaries: 562-431-6586
Kheara Aquino x319 / Clarissa Kemp x329

www.lwsb.com/mutual11

*CHANGES

ck 07/23/2019

MINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ELEVEN
May 23, 2019

The organizational meeting of Seal Beach Mutual Eleven was held following the annual shareholders' meeting at Clubhouse 4. Ms. Zarro-Anaya, acting as chairperson, called the meeting to order at 11:06 a.m. The purpose of the meeting was to elect the officers for the 2019-2020 term of office and to ascertain the regular monthly board meeting location, day, and time.

Those directors present were Joyce Basch, Guta Basner, Geoff Davies, Brenda Hemry, Patrick Henehan, Philip Mandeville. Also present were Community Manager Zarro-Anaya, and Mutual Recording Secretary Aquino.

Ms. Zarro-Anaya opened the nominations for the office of the president. Geoff Davies nominated Brenda Hemry for the office of president. Joyce Basch nominated Geoff Davies. Geoff Davies declined the nominations. There being no further nominations, Brenda Hemry was elected to the office of president for the 2019-2020 term of office.

The chair was turned over to new elected President Brenda Hemry, who then called for nominations for the vice president. Brenda Hemry nominated Geoff Davies for the office of vice president. There being no further nominations, Geoff Davies was elected to the office of vice president for the 2019-2020 term of office.

President Brenda Hemry called for nominations for the office of the secretary. Brenda Hemry nominated Philip Mandeville for the office of secretary. There being no further nominations, Philip Mandeville was elected to the office of secretary for the 2019-2020 term of office.

President Brenda Hemry called for nominations for the chief financial officer. Brenda Hemry nominated Guta Basner for the office of chief financial officer. There being no further nominations, Guta Basner was elected to the office of chief financial officer for the 2019-2020 term of office.

President Brenda Hemry stated that Committee assignments will be completed at the next regular board meeting, July 2019.

The board discussed the monthly meeting location, day, and time. Upon a MOTION duly made by Patrick Henehan and seconded by Joyce Basch it was

> RESOLVED that the Mutual Eleven regular monthly board meetings will be held in Clubhouse Three, Room Nine, on the third Thursday of each month at 1:30 p.m.

The MOTION passed.

There being no further business, the meeting was adjourned at 11:13 a.m.

8-15-2019

Attest, Phillip Mandeville, Secretary
SEAL BEACH MUTUAL ELEVEN
(ka 05/23/2019 / ck 07/22/2019)