A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL ELEVEN
February 17, 2022
Meeting begins at 1:30 p.m.
Building 5, Conference Room B and Zoom/Video Conference call

TO ATTEND: The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting GRF Mutual Administration at mutualsecretaries@lwsb.com or (562) 431-6586 ext. 313 and requesting the call-in or log-in information, by no later than 3:30 p.m., the business day before the date of the meeting.

TO PROVIDE COMMENTS DURING MEETING VIA ZOOM: In order to make a comment during the open Shareholder forum, the Shareholder must submit their information, including their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:00 p.m. on 02/16/2022, the business day before the date of the meeting.

1. CALL TO ORDER/ PLEDGE OF ALLEGIANCE

2. SHAREHOLDER COMMENTS **(2-3 minutes per shareholder; agenda items only)**

3. ROLL CALL

4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

   Mr. Mandeville, GRF Representative
   Mr. Harper, Building Inspector
   Ms. Barua, Portfolio Specialist
   Ms. Vasquez, Recording Secretary

5. APPROVAL OF MINUTES:
   a. **Regular Monthly Meeting Minutes of January 20, 2022.**

6. **BUILDING INSPECTOR'S REPORT** Mr. Harper
   Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests **(pp.3-8)**

7. **GRF REPRESENTATIVE** Mr. Mandeville

8. **UNFINISHED BUSINESS**
   No Unfinished business.

9. **NEW BUSINESS**
   a. Approval of Mutual Monthly Finances **(p.9)**
   b. Discuss and vote to ratify resolution dated on 01/20/2022 – Roofing Contract. **(p.10)**
   c. Discuss and vote to approve gutter cleaning proposal from J&J Landscaping. **(pp.11-12)**
   d. Discuss and vote to amend Section 3.22 – Appliances of the Mutual 11 Rules and Regulations **(pp.13-15)**
   e. Discuss and vote to amend Section 2.3 – Trash of the Mutual 11 Rules and Regulations. **(pp.16-18)**

f. Discuss and vote to approve concrete repairs proposal from MJ Jurado Inc. **(pp.19-20)**
g. Discuss and vote to approve recurring expenses – Transfer Resolution Form **(pp.21-22)**
h. Discuss and vote to approve garden proposal for Unit 279I. **(pp.23-24)**
i. Discuss and vote to authorize Physical Property to go out for laundry services bids. **(p.25)**

STAFF BREAK BY 3:00 p.m.

10. SECRETARY / CORRESPONDENCE Mr. Adelman

11. CHIEF FINANCIAL OFFICER'S REPORT Ms. Basner

12. PRESIDENT'S REPORT Mr. Henehan

13. PORTFOLIO SPECIALIST'S REPORT Ms. Barua

14. ANNOUNCEMENTS

NEXT REGULAR MEETING: March 17, at 1:30p.m. Location: Zoom/Video Conference Call Meeting and Building 5 Conference Room B

15. COMMITTEE REPORTS
Physical Property
Landscape Committee
Emergency Preparedness Committee

16. DIRECTOR COMMENTS

17. SHAREHOLDERS' COMMENTS **(2-3 minutes)**

18. ADJOURNMENT

19. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 4:00 p.m.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11

INSPECTOR: Mark Harper

MUTUAL BOARD MEETING DATE: February 17, 2022

Print Date: 2/9/2022

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	START DATE	COMP. DATE	CHANGE ORDER	INSPECTION	CONTRACTOR / COMMENTS
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	6/11/21 UGPLUM	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	8/13/21 FOOTING	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	9/28/21 FRAME	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	9/28/21 WOODT	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	9/28/21 INSUL	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	9/28/21 S PAN	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	9/28/21 RELECT	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	9/28/21 RPLUMB	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	10/12/21 DWALL	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	NONE	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	NONE	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	NONE	ANAYA
261-C	REMODEL	BOTH	03/01/21	12/31/21	YES 4	NONE	ANAYA
261-C	PATIO GATE	GRF	01/20/22	01/31/22	NO	NONE	ANAYA
263-A	WASHER/DRYER	BOTH	01/22/22	03/30/22	NO	2/8/22 UGPLUMB	M&M CONSTRUCTION
263-A	WASHER/DRYER	BOTH	01/22/22	03/30/22	NO	2/8/22 RPLUMB	M&M CONSTRUCTION
263-A	WASHER/DRYER	BOTH	01/22/22	03/30/22	NO	2/8/22 RELECT	M&M CONSTRUCTION
263-A	WASHER/DRYER	BOTH	01/22/22	03/30/22	NO	NONE	M&M CONSTRUCTION
263-A	WASHER/DRYER	BOTH	01/22/22	03/30/22	NO	NONE	M&M CONSTRUCTION

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11

INSPECTOR: Mark Harper

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264-K	HEATPUMP	BOTH	12/31/21	03/13/22	NO	1/24/22 FINAL	GREENWOOD
265-J	REMODEL	BOTH	06/23/21	09/23/21	NO	NONE	L&S CORE CONSTRUCTION
266-C	WASHER/DRYER	BOTH	02/15/22	03/30/22	NO	NONE	M&M CONSTRUCTION
267-F	PATIO	GRF	11/01/21	12/31/21	NO	1/12/22 FINAL	LOS AL BUILDERS
268-G	WALKWAY/PATIO	GRF	01/20/22	04/20/22	NO	NONE	LOS AL BUILDERS
268-H	HEATPUMP	BOTH	12/07/21	03/07/22	NO	2/10/22 FINAL	GREENWOOD
269-C	HEATPUMP	BOTH	09/24/21	12/24/21	NO	NONE	GREENWOOD
269-F	HEATPUMP	BOTH	01/27/22	04/27/22	NO	NONE	GREENWOOD
270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING
270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: February 17, 2022 **Print Date:** 2/9/2022

270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING
270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING
270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING
270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING
270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING
270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING
270-A	REMODEL	BOTH	09/01/21	03/01/22	NO	NONE	ASPHALT FABRIC AND ENGINEERING
271-I	WASHER/DRYER	BOTH	08/15/21	09/30/21	NO	NONE	M&M CONSTRUCTION
272-D	SHOWER CUT DOWN	BOTH	01/25/22	02/22/22	NO	NONE	NUKOTE
273-E	SHOWER CUT DOWN	BOTH	04/19/22	05/18/22	NO	NONE	NUKOTE
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	9/13/21 RSHEAT	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	9/30/21 FRAMING	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	9/30/21 RWIRE	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	9/30/21 RPLUMB	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	10/12/21 LATH	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	10/12/21 SCRACH	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	10/13/21 BROWN	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	10/13/21 FPLAST	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	10/26/21 INSUL	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	11/3/21 DWALL	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	12/13/21 UGPLUM	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	NONE	WARD TEK CONSTRUCTION
273-G	REMODEL FIRE DAMAGE	BOTH	08/16/21	04/29/22	YES	NONE	WARD TEK CONSTRUCTION
274-G	FLOORING	GRF	12/10/21	01/10/22	NO	NONE	KARYS CARPET

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11

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278-B	REMODEL	BOTH	09/01/21	09/30/21	NO	NONE	BERGKVIST
281-J	FRONT DOOR	BOTH	03/07/22	03/07/22	NO	NONE	RYDEN CONSTRUCTION
282-B	SLIDER DOOR	BOTH	11/01/21	02/25/22	NO	1/12/22 FINAL	LW DECOR
282-D	HEATPUMP	BOTH	07/06/21	10/06/21	NO	NONE	GREENWOOD
283-F	REMODEL	BOTH	11/19/21	06/19/22	NO	NONE	L&S CORE CONSTRUCTION
284-B	LIGHTING	BOTH	07/10/21	12/28/21	YES	1/12/22 FINAL	LW DECOR
286-G	FLOORING	GRF	01/28/22	02/28/22	NO	NONE	BIXBY PLAZA CARPETS
286-I	FLOORING	GRF	12/30/21	03/01/22	NO	2/1/22 FINAL	KARYS CARPET

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11 **INSPECTOR:** Mark Harper

MUTUAL BOARD MEETING DATE: February 17, 2022 **Print Date:** 2/9/2022

Escrow Activity

UNIT #	NMI	PLI	NBO	FI	FCOEI	COE	ROF	NOTES
261-E		07/19/21						
262-B		08/24/21	10/27/21	10/28/21	11/10/21	11/12/21	01/31/22	
263-A		10/11/21	12/30/21	12/30/21	01/12/22	01/14/22		
264-K		09/07/21	11/10/21	11/19/21	12/04/21	12/06/21	01/10/22	
269-L		02/01/22						
272-L		10/08/21						
273-B		10/12/21	02/10/22	02/14/22	02/25/22	03/01/22		
278-C		06/04/20						
282-L		10/06/21	12/01/21	12/09/21	12/21/21	12/23/21	02/04/22	
283-F		08/30/21	09/24/21	09/27/21	10/19/21	10/19/21	02/01/22	
284-A		11/08/21	01/07/22					
285-A		10/27/21	02/02/22	02/02/22	02/14/22	02/16/22		
285-D		02/01/22						
286-I		02/01/22						

NMI=New Member Inspectiuon **PLI**=Prelisting Inspection **FI**=Final Inspection **FCOEI**=Final Close Of Escrow Inspection **COE**=Close Of Escrow
ROF=Release Of Funds

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: 11

INSPECTOR: Mark Harper

MUTUAL BOARD MEETING DATE: February 17, 2022

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Contract Services	Project Discription	Expiration
Empire Pipe Cleaning	Sewer Cleaning For The Next Three Years	12/31/22
Fenn Termite + Pest Control	Termite And Pest Control	05/31/23
Innovative Cleaning Services	Carport and Cleaning Services	04/30/22
Roofing Standards	Reroof Seven Buildings	12/31/22
J&J Landscape	Landscape Contract For Three Years	12/31/24

Site Visits		
269-B	1/11/2022	Bath Heater Inspection
263-H	1/13/2022	Skylight Inspection
278-J	2/4/2022	Ceiling Inspection

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: FEBRUARY 17, 2022
CC: MUTUAL FILE

I move 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 month of January 2022.

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY RESOLUTION DATED ON 01/20/2022 – ROOFING CONTRACT (NEW BUSINESS, ITEM B)
DATE: FEBRUARY 17, 2022
CC: MUTUAL FILE

On January 20, 2022, the Mutual 11 Board of Directors "RESOLVED to approve roofing contract to replace roofs on Buildings 262, 264, 265 with laundry room, 269 with laundry room, 277,279, 281 with laundry. Completion date January 01, 2023, at a cost not to exceed $1,064,692. Funds to come from Roofing Reserves and authorize the president to sign any necessary documentation.".

I move to ratify resolution dated on January 20, 2022 " RESOLVED to approve roofing contract to replace roofs on Buildings 262, 264, 265 with laundry room, 269 with laundry room, 277,279, 281 with laundry. Completion date January 01, 2023, at a cost not to exceed $1,064,692. Funds to come from Roofing Reserves and authorize the president to sign any necessary documentation.

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE GUTTER CLEANING PROPOSAL FROM J&J LANDSCAPING (NEW BUSINESS, ITEM C)
DATE: FEBRUARY 17, 2022
CC: MUTUAL FILE

I move to approve the gutter cleaning proposal from J&J Landscaping, at a cost not to exceed $7 a unit for a total cost of $2,184. Funds to come from Landscape Extras and authorize the President to sign any necessary documentation.

~~- Building 277A~~

~~- Building 261C~~

~~The cost of the repair depends on the size of the break. We won't be able to give a price on the repairs yet.~~

~~Moving Sprinklers from center~~

~~End of buildings 285 and 286 on carport side. The sprinklers are in the middle of the lawn so they have to use full heads in order to water all the grass. This causes for lots of water to fall onto the sidewalks. We suggest that we move the sprinklers to both sides of the lawn so it can spray towards the middle and reduce the amount of water being sprayed onto the sidewalks.~~

~~$1,400 for this project on buildings 285 and 286~~

~~Sprinkler Rerouting~~

~~We have a lot of new patios, cart pads, and extended gardens. Usually when a shareholder gets something done like this they will have to pay for the re routing of the sprinklers. There are some places that haven't rerouted their sprinklers on the lawns and we suggest for that to be done. We don't know who will be paying for this rerouting since every mutual has their own policies. Its not something urgent but it will help the mutual a lot.~~

Gutter cleaning

$7 a unit

Total price for mutual ; $2,184

~~Replacing Timers~~

~~$1,250 each~~

~~7 timers~~

~~Total price for replacing all timers : $8,750~~

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND SECTION 3.22 – APPLIANCES OF THE MUTUAL 11 RULES AND REGULATIONS (NEW BUSINESS, ITEM D)
DATE: FEBRUARY 17, 2022
CC: MUTUAL FILE

I move to propose a rule change by amending Section 3.22 – Appliances of the Mutual 11 Rules and Regulations and approve 28-day posting of notice of proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

common walls, when open in a remodel, shall be filled with a mineral wool such as Roxul Safe 'n Sound. Any penetrations for plumbing or electrical shall be sealed with approved fireproof sealant or spray foam. All electrical boxes in common walls shall be metal.

3.20. Section 3.20 – Flooring

Shareholders must apply for and receive a GRF Building Permit prior to installing flooring within their Units. A GRF Building Permit is required for the installation of all flooring types, including carpet. Shareholder must include a sample of all flooring to be installed, and flooring manufacturer's specifications, which must be attached to the application for the GRF Building Permit. Outside porches require a crack isolation barrier. Porch flooring transition to entry walks are Shareholder's responsibility and must be made flush by raising concrete entry walls. The Shareholder understands that the Mutual is not responsible for damage to or failure of flooring purchased and installed by the Shareholder, or any previous Shareholder of a Unit.

3.21. Section 3.21 – Dishwashers

Shareholders may have any make or model built-in dishwasher installed in their Units at their own expense by a licensed contractor approved by the GRF Physical Property Department after securing the necessary permits from the GRF Physical Property Department prior to beginning work. The dishwasher requires a separate electrical circuit. The Shareholder assumes full responsibility for any damage incurred as a result of a dishwasher, whether built-in or portable in their unit.

3.22. Section 3.22 – Appliances

A Qualifying Resident that has lived in his/her Unit for six (6) months or less, and received new appliances from the Mutual, may not remove the appliances in a remodel unless they refund the Mutual the full value of the appliances at the time of installation.

No appliance which is Mutual property may be sold, given away, or disposed of by the Qualifying Resident and/or the contractor. The Qualifying Resident or contractor must notify a director on the Mutual Board or the GRF Building Inspector to confirm what options are authorized. This notification must be made at least seven (7) days prior to the removal of the appliances. If any appliance is stored in the Unit, it must continue to be cleaned and left undamaged until the Mutual picks up the appliance. Mutual appliances are defined as: stoves, ovens, hoods, refrigerators, garbage disposals, water heaters, sinks, faucets, lighting

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fixtures, and ceiling heater/vent/light units.

All expansions or permanent fixtures and appliances to the unit become Mutual property when attached to the building. The Mutual and/or GRF will not be responsible for any reimbursement of any expansions or fixtures which become Mutual property. **If a shareholder wishes to purchase a refrigerator with an ice maker, they will be required to have a permit pulled to install a 'stop leak' device. No refrigerator with an ice maker feature may be installed without a 'stop leak' device. Any and all damage caused by the absence of such a device, will be the responsibility of the shareholder.**

3.23. Section 3.23 – SmartBurners

All Units shall have SmartBurners installed at the Mutual's cost. If the standard stove top is not present in the Unit, the Mutual will provide some other fire safety option, when reasonable. Deviation from a Mutual standard stove top requires: (1) approval from the Building Inspector in regard to fire safety; and (2) that Shareholder must return the full set of four (4) SmartBurners to the Mutual. The Shareholder shall be responsible for replacement costs if any of the four (4) SmartBurners are missing.

3.24. Section 3.24 – Exterior Coverings and Blinds

Plans for all exterior coverings and/or blinds on windows, doors, doorways, and entry or exit areas must be submitted to and approved by the Mutual Board and meet the standards and approval of the Physical Property Department prior to installation. Exterior coverings, including but not limited to solar blinds, mini blinds, vertical blinds, or roll- up bamboo blinds, are permitted only within the inside of each Qualifying Resident's patio or Unit, and may not be attached to the Mutual's building outside of the patio, or interior window header when the unit has been extended. The Mutual prohibits exterior coverings to be attached to the building outside of the patio header or attached to rafter tails or building fascia.

3.25. Section 3.25 – Gutters

A patch to a gutter is not permitted in any remodel which alters the gutter or moves a downspout. A contractor may reuse and modify the downspout. Full lengths of gutter without patches must be installed by the contractor. A contractor must contact the Mutual-approved roofer and have the roofer install full lengths of gutter without patches on new roofs that have gutters with one (1) seam at the middle of the building. The install will be at least one half (1/2) the entire length of the building without patches. Downspouts may be reused but will only be

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Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND SECTION 2.3 – TRASH OF THE MUTUAL 11 RULES AND REGULATIONS (NEW BUSINESS, ITEM E)
DATE: FEBRUARY 17, 2022
CC: MUTUAL FILE

I move to propose a rule change by amending Section 2.3 – Trash of the Mutual 11 Rules and Regulations and approve 28-day posting of notice of proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

SEAL BEACH MUTUAL NO. ELEVEN

AMEND

Rules and Regulations

1.5. Section 1.5 – Additional Definitions

As used herein, the following terms shall have the meanings prescribed below.

1.5.1. Qualifying Resident – "Qualifying Resident" shall mean any person who: (1) meets the age requirements as set forth in California Civil Code Section 51.3, et seq.; (2) has been approved by the Mutual Board for occupancy of a Unit, pursuant to the terms of the Governing Documents; (3) is a Shareholder of the Mutual; and (4) resides in a Unit.

1.5.2. Unit – "Unit" shall mean a dwelling unit owned by the Mutual, which a Qualifying Resident has the exclusive right to occupy pursuant to the Occupancy Agreement between the Mutual and Qualifying Resident.

1.5.3. Qualified Permanent Resident: Any person who meets the requirements as set forth in California Civil Code Section 51.3, et. seq.

2. ARTICLE II – RESIDENT REGULATIONS

2.1. Section 2.1 – Commercial Signs

Commercial signs are prohibited in the Mutual, except a Shareholder is permitted to display one (1) "for sale" sign, advertising their Unit for sale, inside a window, as long as the sign has a white background, black or blue lettering, and does not exceed fifteen inches (15") by eighteen inches (18") in size.

2.2. Section 2.2 – Noncommercial Signs

Noncommercial signs, posters, flags or banners may be displayed on a Shareholder's Unit, except as required for the protection of public health or safety, or if the posting would violate a local, state, or federal law.

A noncommercial sign, poster, flag, or banner may be made of paper, cardboard, cloth, plastic, or fabric, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other building, landscaping, or decorative component, including the painting of architectural surfaces.

Noncommercial signs or posters may not be larger than nine (9) square feet in size and noncommercial flags or banners may not be larger than fifteen (15) square feet in size.

2.3. Section 2.3 – Trash

Trash and garbage, whether contained or not, may not be left outside of the Unit at any time. **Trash may not be left outside of any trash receptacle or dumpster, or shareholder(s) will be fined according to Exhibit D in Mutual**

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SEAL BEACH MUTUAL NO. ELEVEN

AMEND

Rules and Regulations

11 Rules and Regulations.

2.4. Section 2.4 – Unit Pre-Sale Cleanup

All Shareholders must comply with the terms of this Section 2.4 upon the sale of the Shareholder's Unit, whether due to the election of sale and/or the Qualifying Resident's demise.

2.4.1. If the Unit is to be sold, a "Notice of Intention to Withdraw" must be filled with the Stock Transfer Office in the Administration Building.

2.4.2. All trash must be removed from the Unit and porch area and disposed of in the trash bins located at the carports. All trash must be completely contained within these trash bins. Discarded items may not be left outside the trash bins. For large items that cannot be contained within these trash bins, a large dumpster is located in the garden area at the northwest corner of Leisure World on Nassau Street (behind Mutual Nine).

2.4.3. Televisions, electronics, paint and other combustibles or chemicals may not be placed in any trash trash dumpster within Mutual Eleven. Items of this type and liquids containing hazardous materials must be disposed of at a hazardous waste facility. Contact: Huntington Beach Hazardous Waste Collection Center at (714) 847-3581 for information (on Nichols Street, west of Beach Boulevard and south of Warner Avenue), or the Orange County Integrated Waste Management Department at (714) 834-6752.

2.4.4. Refrigerator must be emptied and washed inside and out, be turned off, and the doors propped open to vent and dry the interior. If the refrigerator doors are not propped open, the refrigerator must be left on.

2.4.5. All food products must be removed from the cupboards and disposed of properly.

2.4.6. Cook top must be cleaned, and grease or drippings removed from under the burners. Exhaust filter must be thoroughly washed or replaced. Replacement filters may be obtained through the GRF Purchasing Department located at the west end of Golden Rain Road.

2.4.7. Oven must be cleaned, and the grates and broiler pan/cover thoroughly washed.

2.4.8. Kitchen and bathroom countertops, sinks, tub, shower enclosures and toilets must be thoroughly cleaned.

2.4.9. Interior surfaces in Unit are to be cleaned, and the carpet vacuumed.

2.4.10. Only porch furniture may be left on the porch during this interim

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Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE ON CONCRETE REPAIR IN MUTUAL 11 PARKING LOTS, DUE TO TRIP AND FALL HAZARDS (NEW BUSINESS, ITEM F)
DATE: FEBRUARY 17, 2022
CC: MUTUAL FILE

I move to approve the concrete repair proposal from MJ Jurado Inc. for Mutual 11 parking lots trip and fall hazards, at a cost not to exceed $270,062. Funds to come from Infrastructure and authorize the President to sign any necessary documentation.

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MJ JURADO INC.

General Engineering Contractor
Lic#950958 CL#A

10552 Chestnut Ave. • Stanton, CA 90680
Tel: 714-397-0143 • Fax: 714-827-2110
State Contractor's License #987670 - A

BID PROPOSAL and CONTRACT

Job# _____

Date JAN. 25, 2022

Bid to MUTUAL 11
INSPECTOR: MARC HARPER.

Location CARPORT 130 + 131
MUTUAL 11

Owner/Dev

We promise to furnish you labor and materials as noted below at the unit prices shown for the construction of

Item No	Quantity	Type or Description	Unit Price		Total	
PHASE 1	12579#	REMOVE + REPLACE ASPHALT	$11.	75	$147803	25
		PLACE 8" CONCRETE #4 REBAR				
PHASE 2	10405#	REMOVE + REPLACE ASPHALT	$11.	75	$122258	75
		PLACE 8" CONCRETE #4 REBAR				

PRICES BASED ON SACK TYPE CONCRETE VALID TO

TOTAL $270062

ACCEPTED:

Buyer

Date By 1-25-22

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE RECURRING EXPENSES – TRANSFER RESOLUTION (NEW BUSINESS, ITEM G)
DATE: FEBRUAURY 17, 2022
CC: MUTUAL FILE

I move to approve the Mutual 11 Board of Directors authorizes the recurring expenses listed on the Transfer Resolution Form dated on February 17, 2022.

CERTIFICATE OF SECRETARY

I, the undersigned, hereby certify that: Gary Adelman (1) I am the duly appointed secretary of the Seal Beach Mutual No. 11, a California non-profit mutual benefit corporation (the "Association"); and (2) the following is a true copy of a resolution adopted by the vote of a majority of the members of the Board of Directors on February 17, 2022:

SEAL BEACH MUTUAL NO. 11
RESOLUTION OF BOARD OF DIRECTORS

WHEREAS, Civil Code Section 5502 provides, among other things:

> "Notwithstanding any other law, transfers shall not be authorized from the association's reserve or operating accounts without prior written approval from the board of the association unless the amount of the transfer is less than the following:
>
> (2) The lesser of ten thousand dollars ($10,000) or 5 percent of the estimated income in the annual operating budget, for associations with 51 or more separate interests."

WHEREAS, the Association has certain monthly recurring expenses for basic Association expenses (e.g., utilities and insurance) which exceed the lesser of $10,000 or 5% of the Association's estimated income in the annual operating budget (the "Transfer Limit"), which, heretofore have been paid from the Association's operating accounts via electronic transfer by the Association's property manager;

WHEREAS, the Association's Board of Directors desires to authorize its property manager to continue to make such recurring payments with this Resolution deemed with prior written Board approval for each transaction;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Association's Board of Directors provides its prior written approval pursuant to Civil Code Section 5502 for Golden Rain Foundation the Association's property manager, to make transfers from the Association's operating accounts which exceed the Transfer Limit to pay the following recurring expenses of the Association:

_____	_____
J&J Landscaping	_____

Mutual Corporation No. Eleven

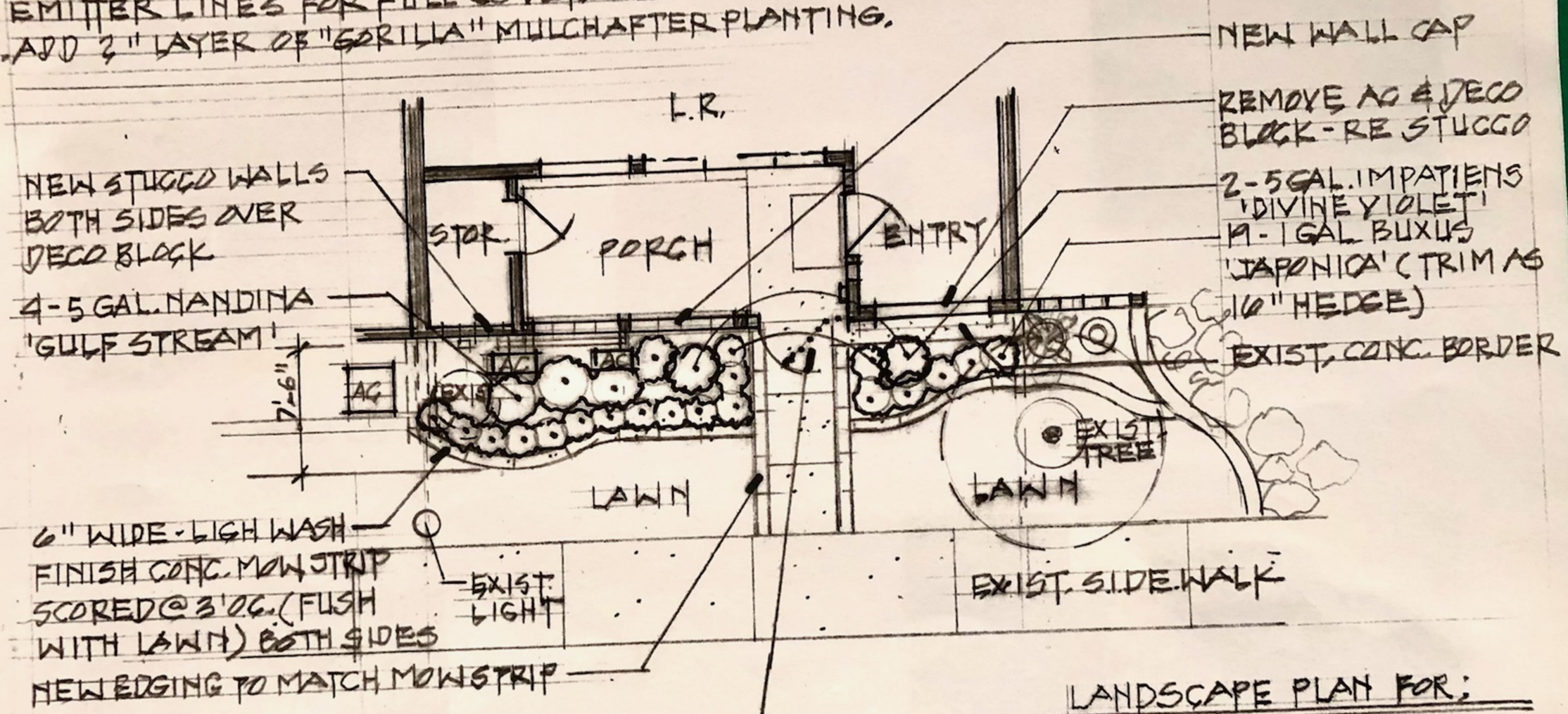
MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE GARDEN PROPOSAL FOR UNIT 279I (NEW BUSINESS, ITEM H)
DATE: FEBRUARY 17, 2022
CC: MUTUAL FILE

I move to approve garden proposal for Unit 279I. Work to be done at the shareholder's expense.

GENERAL NOTES

1. NEW "AMBIANT LIGHT" IRRIG. CONTROLLER W/ "NETAFIM" EMITTER LINES FOR FULL COVERAGE.
2. ADD 2" LAYER OF "GORILLA" MULCH AFTER PLANTING.



LANDSCAPE PLAN FOR:

ROBLES RESIDENCE
13101 DEL MONTE DR. #279-I
SEAL BEACH, CA 90740

NORTH 1/8" = 1' 1-30-2022

Mutual Corporation No. Eleven

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE PHYSICAL PROPERTY TO GO OUT FOR LAUNDRY SERVICE BIDS (NEW BUSINESS, ITEM I)
DATE: FEBRUARY 17, 2022
CC: MUTUAL FILE

I move to authorize Physical Property to go out for laundry service bids.