**A G E N D A**
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**
**SEAL BEACH MUTUAL TWELVE**
**January 13, 2022**
**Meeting begins at 9:00 a.m.**
**Administration Building, Conference Room A**
**via Zoom Video and Conference Call Meeting**

**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.

**TO MAKE COMMENTS DURING MEETING**: In order to make a comment during the open Shareholder forum, the Shareholder must submit their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:00 p.m., on 01/12/2022, the business day before the date of the meeting. If you do not have access to an email, please call (562) 431-6586 ext. 313 and let us know that you wish to make a comment during the open shareholder forum.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. SHAREHOLDERS' COMMENTS **(2-3 minutes per shareholder)**

3. ROLL CALL

4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUESTS:

   Mrs. Damoci, GRF Representative
   Mr. Antisdel, Building Inspector
   Ms. Barua, Portfolio Specialist
   Mr. Monroy, Recording Secretary
   Ms. Alvernaz, Recording Secretary

5. GRF REPRESENTATIVE — Mrs. Damoci

6. APPROVAL OF MINUTES:
   a. **Regular Monthly Meeting Minutes of December 09, 2021**

7. BUILDING INSPECTOR'S REPORT — Mr. Antisdel
   Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests **(pp.3-4)**
   a. Discuss to vote to approve Roofing Standards change order for cost adjustment per contract dated 03/29/21 **(pp.5-6)**
   b. Discuss and vote to approve sewer lining contract for building 67 amount $48,365.45 **(pp.7-9)**
   c. Discuss and vote to authorize Building Inspector to go out for bids for dry rot and termite repairs **(p.10)**
   d. Discuss and vote to lower walls and to take down one block transformer **(p.11/handout)**
   e. Update on bait stations **(pp.12-14)**
   f. Update on building signs
   g. Update on follow up fire inspections

8. **UNFINISHED BUSINESS**
   a. Update on SCE Charge Ready Program Electric Charging Stations

9. **NEW BUSINESS**
   a. Approval of Monthly Finances **(p.15)** Mrs. Ferraro
   b. Discuss and vote to reinvest certificates of deposit maturing in January 2022 **(p.16)**
   c. Discuss and vote to approve change order to delete year three/2022 only on the Empire Pipe Cleaning contract date 05/12/20 **(p.17)**
   d. Discuss and vote on annual renewal of Hydropoint WeatherTRAK services **(pp.18-19)**
   e. Discuss and vote to approve sending out the Opt-Out Notice to Mutual Twelve shareholders **(pp.20-21)**

**STAFF BREAK BY 11:00 A.M.**

10. SECRETARY / CORRESPONDENCE Mrs. Sprague

11. CHIEF FINANCIAL OFFICER'S REPORT Mrs. Ferraro

12. PORTFOLIO SPECIALIST REPORT Ms. Barua

13. ANNOUNCEMENTS
    **NEXT MEETING: Thursday, February 10, 2022, 9:00 a.m. Location: Conference Room A, and via Zoom Video/Conference Call Meeting.**

14. COMMITTEE REPORTS

15. DIRECTORS' COMMENTS

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

17. ADJOURNMENT

18. EXECUTIVE SESSION

**STAFF WILL LEAVE THE MEETING BY 12:00 P.M.**