

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TWELVE
July 14, 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 07/13/2022, 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. Antisdell, Building Inspector
 - Mr. Monroy, Portfolio Specialist
 - Ms. Duarte, Recording Secretary
5. GRF REPRESENTATIVE Mrs. Damoci
6. APPROVAL OF MINUTES:
 - a. **Regular Monthly Meeting Minutes of May 12, 2022**
 - b. **Organizational Meeting Minutes of June 09, 2022 (pp.3-4)**
7. BUILDING INSPECTOR'S REPORT Mr. Antisdell
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.5-6)
 - a. Discuss and vote to authorize Physical Property Inspector to prepare list of trees for 2022 tree trimming bids (p.7)
 - b. Update on shade structure at green belt near Laundry Room 45
 - c. Update status of water heater replacements
 - d. Update report on roofing project
8. **NEW BUSINESS** Mrs. Ferraro
 - a. Approval of Monthly Finances (p.8)
 - b. Discuss and vote to approve/deny Notice of Intent to Withdraw Authorization (p.9)
 - c. Discuss and vote to approve/deny receiving monthly minutes of other Mutuals (p.10)
 - d. Discuss and vote to approve/deny disclosure of "yes" and "no" votes, recusals,

- and abstentions in Mutual minutes (p.11)
- e. Discuss and vote to approve/deny release of Mutual Board contact information (p.12)
 - f. Discuss and vote to approve/deny Property Tax postponement Application (p.13)
 - g. Discuss and vote to approve Appointment setting commitment by Mutual Board of Directors (p.14)
 - h. Discuss and vote to approve Towing Agreement for 2022-2023 (pp.15-17)
 - i. Discuss and vote to approve maintaining Procedure 12-7510-3 – Eligibility Requirements (p.18)
 - j. Discuss and vote to approve the Mutual Twelve Code of Conduct and Ethics (pp.19-20)
 - k. Discuss and vote to approve A-1 Total Service change order for additional work to reline sewer at Bldg. 67 (p.21/handout)
 - l. Discuss and vote to accept shareholder gift of tree at bldg. 45 (p.22)
 - m. Discuss and vote to approve Committees for 2022-2023 term (p.23)
 - n. Discuss and vote to approve Parking, Caregiver & Pet Committee assignments for 2022-2023 term (p.24)
 - o. Discuss and vote to approve M12 President to sign new Management Agreement at Special signing in August (p.25)
 - p. Discuss and vote to approve Four Star Landscape to purchase modems and labor for irrigation system (p.26/handout)
 - q. Contact and discuss tree trimming with Four Star Landscaping Corp.

STAFF BREAK BY 11:00 A.M.

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| 9. | SECRETARY / CORRESPONDENCE | Mrs. Milek |
| 10. | CHIEF FINANCIAL OFFICER'S REPORT | Mrs. Ferraro |
| 11. | PORTFOLIO SPECIALIST REPORT | Mr. Monroy |
| 12. | ANNOUNCEMENTS | |
| | <p style="text-align: center;">a. NEXT MEETING: Thursday, August 11, 2022, 9:00 a.m. Location: Conference Room A, and via Zoom Video/Conference Call Meeting.</p> | |
| 13. | COMMITTEE REPORTS | |
| 14. | DIRECTORS' COMMENTS | |
| 15. | SHAREHOLDERS' COMMENTS (2-3 minutes) | |
| 16. | ADJOURNMENT | |
| 17. | EXECUTIVE SESSION | |

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