

**A G E N D A**  
**REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS**  
**SEAL BEACH MUTUAL TWELVE**  
**August 10, 2023**  
**Meeting begins at 9:00 a.m.**  
**Building Five, Conference Room B**  
**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](mailto: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](mailto:mutualsecretaries@lwsb.com), by no later than 3:00 p.m., on 08/09/2023, 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
  - Ms. Davis, Representative from Sun Run
  - Mr. Antisdell, Building Inspector
  - Ms. Barua, Sr. Portfolio Specialist
5. GRF REPRESENTATIVE Mrs. Damoci
6. GUEST SPEAKER Jody Davis
  - a. Solar Presentation from Sun Run
7. APPROVAL OF MINUTES:
  - a. **Regular Monthly Meeting Minutes of July 13, 2023**
  - b. **Special Meeting Minutes of June 28, 2023 (p. 3)**
8. BUILDING INSPECTOR'S REPORT Mr. Antisdell

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 4-5)

  - a. Discuss and vote to approve proposal from All American Signs for building address signs (pp. 6-7)
  - b. Discuss and vote to authorize Physical Property to obtain gutter cleaning bids (p. 8)
  - c. Discuss and vote on concrete proposal in place of asphalt repairs CP 137 (pp. 9-11)
  - d. Discuss and vote to authorize Physical Property to obtain proposals for tree trimming (p. 12)
  - e. Update on Transformers Covers (p. 13)
  - f. Update on Roofing.
  - g. Update on Fire inspections.

- h. Update on Termite Treatment.
- i. Update on Bait Stations.

9. **UNFINISHED BUSINESS**

- a. No unfinished Business

10. **NEW BUSINESS**

- a. Approval of Monthly Finances of June. (p. 14)
- b. Discuss and vote to approve reinvestment of CD's maturing on 8/22/23 (p. 15)
- c. Discuss and vote to approve mailing of 2023 Annual Request for Member Contact Information (pp.16-18)
- d. Discuss and vote to approve mailing of Consent to Electronic Delivery Individual Delivery by Electronic Transmission consistent with intent in the Bylaws (pp. 19-20)
- e. Discuss and vote on approval to remove turf and replace it with White Rocks at shareholder's expense for Unit 038E (pp. 21-22)
- f. Discuss and vote to ratify invoice approval for Carrotwood Tree Trimming (p. 23)
- g. Discuss and vote to exclude the "Homeowner Aging Report Excluding Prepaid" from the Financial Statement packet for Board Members (p. 24)
- h. Discuss and vote to deliver the monthly Financial Statements to each Board Member electronically in lieu of paper copies (p. 25)

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

- 11. SECRETARY / CORRESPONDENCE Ms. Milek
- 12. CHIEF FINANCIAL OFFICER'S REPORT Mrs. Ferraro
- 13. PORTFOLIO SPECIALIST REPORT Ms. Barua
- 14. ANNOUNCEMENTS

**NEXT MEETING: Thursday, September 14, 2023, 9:00 a.m. Location: Conference Room B, and via Zoom Video/Conference Call Meeting.**

- 15. COMMITTEE REPORTS
- 16. DIRECTORS' COMMENTS
- 17. SHAREHOLDERS' COMMENTS (2-3 minutes)
- 18. ADJOURNMENT
- 19. EXECUTIVE SESSION

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