

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TWELVE
September 14, 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 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 09/13/2023, 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
Mr. Antisdell, Building Inspector
Ms. Barua, Sr. Portfolio Specialist

5. GRF REPRESENTATIVE Mrs. Damoci
6. APPROVAL OF MINUTES:
 - a. **Regular Monthly Meeting Minutes of August 10, 2023**
7. BUILDING INSPECTOR'S REPORT Mr. Antisdell
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests
(pp. 3-4)
 - a. Discuss and vote on replacement of block transformer wall with vinyl fencing at 39F (pp. 5-6)
 - b. Discuss and vote to approve MJ Jurado invoice for sidewalk replacement adjacent to Carport 137 (pp. 7-12)
 - c. Discuss and authorize Physical Property to obtain pricing quote from Empire Pipe Cleaning for annual Sewer pipe cleaning for a 3-year period to start November 2023 (p. 13)
 - d. Discuss and vote to authorize Physical property to obtain bids on reflective tape on poles for the carport (p. 14)
 - e. Update on roofing.
 - f. Update on Fire Inspections schedule.
 - g. Update on tree trimming listing.
 - h. Update on Bait Stations.
 - i. Update on MJ Jurado contract for concrete in parking lot.
 - j. Update on repairs to Carport 140.
 - k. Discuss solar.

8. **UNFINISHED BUSINESS**

- a. No Unfinished Business

9. **NEW BUSINESS**

- a. Approval of Monthly Finances of July (p. 15)
b. Discuss and vote to ratify payment for Inv. 1326 dated 7/13/23 that added \$700 for concrete border to change the approved amount from \$2100 to \$2800 (p. 16-18)
c. Discuss and vote to repeal obsolete procedure 12-7170-3 Organization of the Board-Parcel Representation (pp. 19-20)
d. Discuss and vote to approve proposal from Four Stars to install 2" inch irrigation ball valve (pp. 21-22)
e. Discuss and vote to approve proposal from Four Stars for replacement of rotary nozzles between Building 6 & 7 (pp. 23-24)
f. Discuss and vote to approve proposal from Four Stars to replace failed irrigation Rainbird valve filters (pp. 25-26)
g. Discuss and vote to approve removing Mutual documents from the Mutual 12 lwsb website (p. 27)

STAFF BREAK BY 11:00 A.M.

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| 10. SECRETARY / CORRESPONDENCE | Ms. Milek |
| 11. CHIEF FINANCIAL OFFICER'S REPORT | Mrs. Ferraro |
| 12. PORTFOLIO SPECIALIST REPORT | Ms. Barua |
| 13. ANNOUNCEMENTS | |

NEXT MEETING: Thursday, October 12, 2023, 9:00 a.m. Location: Conference Room B, 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.