

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TWELVE
October 12, 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 10/11/2023, 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. Hall, Sr. Director Member Services
 - Mr. Antisdell, Building Inspector
 - Ms. Barua, Sr. Portfolio Specialist
 - Ms. Kong, Assistant Portfolio Specialist
5. OPERATING BUDGET Ms. Ferraro/Ms. Hall
 - a. Discuss and vote to pass the 2024 Operating Budget (pp.3-7)
6. GRF REPRESENTATIVE Mrs. Damoci
7. APPROVAL OF MINUTES:
 - a. **Regular Monthly Meeting Minutes of September 14, 2023**
8. BUILDING INSPECTOR'S REPORT Mr. Antisdell

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.8-9)

 - a. Update on all termite repairs
 - b. Update on start date for roof installation
 - c. Update on building from American Signs
 - d. Update on MJ Jurado paint for keys, delineators, and stop signs
9. **UNFINISHED BUSINESS**
 - a. Discuss and vote to approve removing Mutual Documents from Mutual 12 lwsb website (p.10)
10. **NEW BUSINESS**
 - a. Approval of Monthly Finances (p.11)

- b. Discuss and vote approval to ratify Sewer Pipe Cleaning contract (p.12)
- c. Discuss and vote to reinvest CD's maturing with US BanCorp. (p.13)
- d. Discuss and vote to respectfully accept gift of landscape improvements, plantings, and vinyl fence near LR 60 (p.14)
- e. Discuss and vote to respectfully accept gift of tree from unit 78C (p.15)
- f. Discuss and vote to amend Rule 12-7415-1 Patio Regulations to add Section 9 Exclusive Use Common Area Patios (p.16)
- g. Emergency Coordinator Report

STAFF BREAK BY 11:00 A.M.

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

NEXT MEETING: Thursday, November 9, 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.