

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL TWELVE
November 9, 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 11/08/2023, 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:

Ms. Damoci, GRF Representative
Mr. Antisdel, Building Inspector
Ms. Josevska, Member Records Coordinator
Ms. Barua, Sr. Portfolio Specialist
Ms. Kong, Assistant Portfolio Specialist

5. GRF REPRESENTATIVE Ms. Damoci
6. APPROVAL OF MINUTES:
 - a. **Regular Monthly Meeting Minutes of October 12, 2023**
7. BUILDING INSPECTOR'S REPORT Mr. Antisdel
Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.3-4)
 - a. Discuss and vote on Solar Energy System permit application 43G. (pp.5-6)
 - b. Discuss status report on contract change order for Roofing Standards. (attached)
 - c. Discuss tree trimming project start date.
 - d. Discuss and vote to approve the proposal from J.C. Kress for hood replacement. (pp.7-8)
 - e. Discuss status report on contract for dry rot and termite repairs during re-roofing.
 - f. Discuss status report on building signs.
 - g. Discuss status report on painting Stops and parking delineator markings on carport driveways.
 - h. Discuss update on Glenview paving.
 - i. Discuss status report on termite inspections from earlier this year. (attached)
 - j. Discuss status report of new vinyl fencing around Unit 59H.

8. **UNFINISHED BUSINESS**

- a. Discuss and vote to approve rule change with corrections amending Rule 12-7415-1 Patio Regulations. (pp.9-14)
- b. Discuss and vote to adopt Form 12-7415-4 Revocable License and Indemnity Agreement (Exclusive Use Patio Area). (pp.15-22)

9. **NEW BUSINESS**

- a. Approval of Monthly Finances (p.23)
- b. Discuss and vote to ratify resolution dated 10/12/23, Four Stars Landscape proposal for annual gutter cleaning. (pp.24-25)
- c. Discuss and vote to ratify resolution dated 10/12/23, Four Stars Landscape proposal for annual tree trimming. (pp.26-30)
- d. Discuss and vote on reinvestment of certificates of deposit. (pp.31)
- e. Discuss and vote on use of Election timeline for Acclamation Election for 2024. (p.32)
- f. Discuss and vote to gratefully accept the donation of one tree from unit 35K. (p.33)
- g. Discuss and vote to approve cost to plant two donated trees (pp.34-35)
- h. Discuss and appoint 2024 Luncheon Committee. (pp.36)
- i. Discuss progress in signing of Occupancy Agreement in Stock Transfer. (Presentation)

STAFF BREAK BY 11:00 A.M.

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

NEXT MEETING: Thursday, December 14, 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.