

**MUTUAL OPERATIONS**

**PHYSICAL PROPERTY**

**Licensed and Insured Contractor Requirements - (Mutual Seventeen Only)**

WHEREAS, Mutual Seventeen permits Homeowners to remodel their apartment units at the Homeowner's expense, and

The plans of the work to be performed will be approved by the GRF Physical Property Department; and subsequently performed by a properly licensed and insured contractor, and

The Homeowner may seek assistance from the Physical Property Department to locate a licensed and insured contractor.

THEREFORE BE IT RESOLVED, that the Physical Property Supervisor shall maintain a list of contractors who have presented the proper licensing credentials which enables them to work in the City of Seal Beach and, further, have presented evidence of adequate liability insurance and Workers' Compensation Insurance.

BE IT FURTHER RESOLVED, that Homeowners residing in Mutual Seventeen who wish to remodel their apartments may obtain a copy of this current contractors' list from the Physical Property Department.

It should be noted that some of the contractors on this list may refuse to bid on jobs requested by homeowners in Mutual Seventeen due to the size of the job or other factors.

Therefore, this list is not inclusive. Any contractor may work in the homeowners' units in Mutual Seventeen after providing evidence to the Physical Property Department that they meeting the licensing and insurance requirements of the City of Seal Beach and State of California.

A contractor shall have a contractor's license, liability insurance, and Workers' Compensation Insurance on all employees working in Leisure World, possess a Seal Beach City license, obtain a permit if the job requires one, and, in all cases, obtain a permit from the Physical Property Department which is signed by a director on the Mutual Seventeen Board of Directors.

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In cases where it is not feasible for a homeowner in Mutual Seventeen to hire a contractor from the Physical Property Department's list, they may hire a handyman to do small home-improvement jobs.

**MUTUAL ADOPTION**

**AMENDMENT**

SEVENTEEN 02 Dec 03

(Dec 03)