STRATEGIC PLANNING AD HOC COMMITTEE MINUTES
Tuesday, March 7, 2017

The meeting of the Strategic Planning Ad Hoc Committee was held on Tuesday, March 7, 2017. The meeting was called to order at 1:00 p.m., by Chair Stone, in Conference Room B, followed by the Pledge of Allegiance.

ROLL CALL

Present:	Ms. L. Stone, Chair	Ms. L. Perrotti
	Ms. K. Rapp, Vice-Chair	Mr. P. Pratt
	Ms. S. Hopewell	Mrs. C. Damoci, Ex-Officio
	Mr. B. Lukoff	
Absent:	Mr. P. Hood	
Staff and Guests:	Hon. S. Massa-Lavitt, Mayor of Seal Beach	
	Mr. R. Stone, GRF Representative, Mutual One	
	Ms. J. Reed, GRF Representative, Mutual Four	
	Ms. H. Tran, GRF Representative, Mutual Fifteen	
	Mr. P. Mandeville, President of the President's Council, Mutual Eleven	
	Mr. R. Ankeny, Executive Director	
	Ms. K. Lukina, Recording Secretary	
	Four Shareholders/Members	

CHAIR'S ANNOUNCEMENTS

Chair Stone welcomed Committee members, Mutual Presidents, and recognized the attendees - GRF President Carole Damoci, the Executive Director Randy Ankeny, the Mayor of Seal Beach Sandra Massa-Lavitt, the President of the President's Council Phil Mandeville, and the Recording Secretary Katya Lukina.

> By unanimous consent, the Chair declared the reading of the quorum notification be dispensed with.

In accordance with California Civil Code Section 4090, please be advised that a quorum of the GRF Board of Directors is present at today's posted meeting. The business of the Strategic Planning Ad Hoc Committee will be conducted in accordance with the agenda. As a quorum of the Board is present, this meeting will be conducted as a committee meeting, and as a Board meeting. The agenda actions of the committee will be limited

only to the members of the committee and will only constitute such actions in accordance with stated committee policy and/or provide recommendations to the GRF Board of Directors at its regular Board meeting on the 4th Tuesday of the month. GRF Board members who are not committee members will be allowed to comment when recognized by the Chair and only during the proscribed Foundation member/shareholder comment period, not to exceed three minutes, as set forth in Policy 5610, Participation by Foundation Members/Shareholders. The minutes of today's Board meeting will be presented to the Board for approval following the approval of the committee meeting minutes in April, 2017.

RULES OF ORDER

Chair Stone reviewed meeting rules, and asked Committee members and guests to turn off their cell phones, and wait for their turn to be called upon.

CHAIR'S REPORT

Chair Stone informed Committee members of two more meetings left before the Committee is dissolved. The Strategic Planning Ad Hoc Committee functions will then be assigned to the Finance Committee, unless otherwise decided by the new Board that may extend the existence of this Committee to meet quarterly to continue perform its functions.

APPROVAL OF MINUTES

Minutes of February 7, 2017 were approved, as presented.

SHAREHOLDER/ MEMBER COMMENTS

There were no comments made by Shareholders/ Members at the time of the meeting.

OLD BUSINESS

Ten-year Plan

After a discussion, the Committee agreed on incorporating all of the Board approved projects into the Ten-year Plan, and presenting the final report to the Board, and the Finance Committee for approval.

In response to the Committee's inquiry on including the roofs into ten year projects plan, the Executive Director stated that the roof inspection will need to be performed prior to being added, and discussed at the Reserve Study. He also stated that the current ten year projects plan could be used as a road map to the Reserve Study, which moving forward will include the additional accumulated income from the membership and interest, and help to define the future of this community. The Executive Director also stated that the general flow of the projected work may change with time, and should be monitored by the Board with the budget allocated as needed.

After discussing the ten year projects plan the Committee agreed on the following changes to the years of 2016 and 2017:

Year 2016

				Beg. Time (in quarters)				Compl.
Reserve Funding		Approx. Funding $						
		Req. Funding $	$889,000.00	1	2	3	4	
	Projects	Streets Phase I	$600,000.00	X				
		Service Maintenance/ Purchasing	$50,000.00	X				
		Replace service maintenance woodshop						
		Replace equipment						
		Replace dust extraction system						
		Replace work tables						
		Service Maintenance (Capital and/or Reserve projects)	$15,000	X				
		Replacement of storage racks						
		Clubhouse Four	$224,000.00	X				
		Flooring, the dais carpet to cover the wall divider, Dais drapes, LED Lighting,						
		Painting interior floor (incl. the lobby floor), Lobby furniture,						
		One power door and the glass front, Stone veneer, Replacement doors,						
		The ADA approved upgrades to the dais area, Contingency fund						
Capital Funding		Approx. Funding $		Beg. Time (in quarters)				Compl.
		Req. Funding $	$180,000.00	1	2	3	4	
	Projects	1.8 Acre	$20,000.00					
		Area for club use (Annual lease) for servicing of shareholders golf carts						
		Addition of a concrete pad						
		Awning, Electrical, Storage shed						
		Service Maintenance/ Purchasing	$25,000.00					
		Insulate Purchasing building (spray foam)						
		Distribution Center (Capital and/or Reserve projects)	$135,000.00					
		Administration Building (1st floor - Finance and Stock Transfer office, "Vault" new file storage)						
		(Capital and/or Reserve projects)						
		Carpet, Paint, Lighting, Replacement of work stations,						
		New service counters (ADA friendly)						

Year 2017

				Beg. Time (in quarters)				Compl.
Reserve Funding		Approx. Funding $						
		Req. Funding $	$1,564,000.00	1	2	3	4	
	Projects	Streets Phase II (St. Andrews South)	$600,000.00			X		
		Signage	$50,000.00					
		Main Gate Entrance	$229,000.00		X			
		Hardscape, Landscape,						
		Fountain, Signage						
		Clubhouse Two	$400,000			X		
		Lobby, Stage (repair existing), Restrooms, Multi-use Rooms,						
		Parking, Exterior Paint, General Area, Kitchen, Wood shop,						
		Roof, Shuffle Board Pavilion, Landscape, Flooring						
		Landscape Replacement Clubhouse Two	$25,000					
		Landscape Replacement Phase I	$50,000					
		Logo Signs	$10,000					
		Storm Drains (Cost reflects bids obtained)	$100,000					
		Curb Painting	$100,000					
Capital Funding		Approx. Funding $		Beg. Time (in quarters)				Compl.
		Req. Funding $	$670,000.00	1	2	3	4	
	Projects	Clubhouse Two (Needed Interior Improvements)	$100,000.00			X		
		Storage cabinets, Stage, Curtains						
		Clubhouse Six	$25,000.00	X				
		Air walls						
		Multipurpose Court	$250,000.00			X (end)		
		Building Five (Capital and/or Reserve projects)	$55,000.00 (total)	To be completed at a later time				
		Relocate Recreation offices (1st floor)	$30,000.00					
		ID Cards	$50,000		X			
		Generator	$35,000					
		Signage (Cost reflects bids obtained)	$75,000					
		Under Street Utilities	$50,000					

After a brief discussion, the Committee agreed on reviewing Project Plans for 2018, and following years at its next scheduled meeting.

NEW BUSINESS

Mission and Vision Statements

The Committee reviewed the hand-outs of the Mission statement draft as presented, and agreed on the following:

The mission of our community is to establish programs and procedures for the maintenance and improvement of LWSB facilities and recreation areas to:

- Maintain aesthetically pleasing buildings, structures and landscaping;
- Promote a vibrant and healthy active adult community;
  Increase resident satisfaction with association facilities and recreation space;
- Promote resident participation in community activities and organizations;
- Maintain sound fiscal management to protect and preserve GRF assets.

The Executive Director advised the Committee to keep in mind that the geographical location of this community is known as Leisure World, which is owned by the Mutuals, and the mission statement should be tailored to how GRF enhances this community through the Mutuals and shareholders.

The President of the President's Council provided the Committee with some of the Mutuals' feedback in developing the vision statement including the following changes the community will face in the future:

- Electric/small cars;
- Condos or high rise buildings;
- Management agreements/Trust.

The following are the projects this community could benefit from, based on some of the Mutuals' feedback:

- Large pool;
- Dog park;
- Kids' zone;
- Disaster program designed for Leisure World.

The President of the President's Council also stated that the Mutuals could assist GRF in budgeting the above projects in the form of a loan with low interest rate to fulfill the mission statement, and enhance the community's vision statement.

The Committee also reviewed an example of the vision statement for an outside community - www.essexmeadows.com, shared by Mr. Lukoff, and the "Welcome" statement on the Leisure World website. After a brief discussion, Chair Stone advised

Committee members to review the presented information and share their thoughts on this matter at the next scheduled meeting.

POLICIES

There were no policies to review at the time of the meeting.

STAFF REPORTS

There were no staff reports presented at the time of the meeting.

PRESIDENT'S COMMENTS

The President commented on the items pertaining to the Committee's area of purview throughout the meeting. The President also reminded the Committee of Leisure World ID Cards renewal event scheduled to take place during the second week of May (six day duration), in Clubhouse Six from 8 a.m. to 1 p.m.

SHAREHOLDERS/ MEMBERS COMMENTS

Two shareholders/members spoke on the items pertaining to the Committee's area of purview.

COMMITTEE MEMBER COMMENTS

Five Committee members spoke on the items pertaining to the Committee's area of purview.

ADJOURNMENT

The Chair adjourned the meeting at 2:55 p.m.

Linda Stone

Linda Stone, Chair
Strategic Planning Ad Hoc Committee

KI 03.07.2017

RECAP OF MOTIONS AND ACTIONS TAKEN AT THE STRATEGIC PLANNING AD HOC COMMITTEE MEETING

ACTIONS

- There being no objections, Chair Stone declared the reading of the Quorum Notification be dispensed with by unanimous consent;

- Minutes of February 7, 2017 were approved, as presented;

MOTIONS

- The meeting was adjourned at 2:55 p.m.