

AGENDA
PHYSICAL PROPERTY COMMITTEE
Clubhouse Three, Room One
Wednesday, February 5, 2014 - 1:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Regular Meeting Minutes of January 3, 2014
5. Approval of Study Session Minutes of January 16, 2014
6. Approval of Special Meeting Minutes of January 31, 2014
7. Chair's Announcements
8. Correspondence [pg 1, 2, 3, 4, 5, 6]
9. Staff Reports
 - a. Executive Director
 - b. Community Facilities Manager
 - c. Project Coordinator/Building Inspector
10. New Business
 - a. Fire Extinguisher Services Mutual 1-17 for 2014 – Bid Opening [pg 7]
 - b. Review St. Andrews Gate Improvement Plans [pg 8, 9]
 - c. 2014 Block Wall Project [pg 10]
 - d. Clubhouse One Propane Tanks [pg 11]
11. Unfinished Business
 - a. Pharmacy Entrance
 - b. Pest Control & Termite Inspection Services (#692-13) – Bid Opening [pg 12]
 - c. Landscaping at RV Trailer Park [pg 13, 14, 15]
 - d. Trust Street Paving Project (#674-12)
 - e. Tree Trimming – Community Facilities & Golf Course (#3333-13P)
 - f. Lighted Pavement Cross-Walk at St. Andrews Drive & Swimming Pool (#702-13)
 - g. Fire Stop Devices (Cook Top Suppressors)
 - h. Clubhouse Four Floor Tile Replacement (#695-13) [pg 16]
 - i. Emergency Preparedness
 - j. Main Gate Beautification (#686-12)
 - k. Library Seal Garden
 - l. Signage for Golden Rain Road [pg 17, 18]
12. Additional Shareholder Comment Period
13. Next meeting: Wednesday, March 5, 2014 – 1:00 p.m., Administration Conference Room
14. Adjournment

Liz Lubin

From: lrblake1018@aol.com
Sent: Saturday, January 25, 2014 2:49 PM
To: Mark Weaver; Terry DeLeon; Liz Lubin
Subject: Fwd: PP

Please include in correspondence for the February PP Committee meeting.

Larry Blake

-----Original Message-----

From: margarita bahr <mwlbahr@yahoo.com>

To: Larry Blake <lrblake1018@aol.com>; Bill <williamnixon@verizon.net>; berj koukeyan <bbkouk@gmail.com>

Sent: Sat, Jan 25, 2014 10:53 am

Subject: PP

To: Larry Blake, Chair of Physical Property GRF Committee and others
From: Margarita Bahr, M-2 President
Re: Toilet water waste???
Date: 1/25

Ladies and Gentlemen

When we had a water shortage a few years back I presented the following question and possible problem to Mr. De Leon but did not receive an adequate reply in my opinion.

The problem is as follows: The toilets in CH #4 Ladies Room are self flushing. Depending on the number of movements made in the stall (no pun intended) the number of flushes can and will vary.

When one enters and leans over to obtain a paper toilet seat cover the toilet will flush.

When you finish and stand up the toilet will flush.

If you are wearing slacks sometimes you bend to pull then up and the toilet can flush.

Sometimes you turn in the small area and again the toilet will flush.
Remember that I have a cane and I am a mite awkward when getting organized.

The question is how much water is used with each flush? When I recommended that the toilet seat covers be relocated to the side Mr. De Leon said that this would leave holes in the tile which would be unsightly. Well if the amount of water being used is high this is more unsightly. These holes can be filled and I will volunteer a bottle of clear nail polish to brighten up the covering material.

I think that issues such as this need to be more seriously addressed and if it was addressed then it would have been professional for me to have been informed.

thank you for your attention

margarita bahr, M-2 prez.

This email has been scanned by the Symantec Email Security.cloud service.

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Liz Lubin

From: lrblake1018@aol.com
Sent: Saturday, January 25, 2014 2:53 PM
To: Liz Lubin; Mark Weaver; Terry DeLeon
Subject: Fwd: roofing consultant

Please include with correspondence for the February PP Committee meeting.

Larry Blake

-----Original Message-----

From: Ardith Griepsma <ardithgriepsma@yahoo.com>
To: lrblake1018 <lrblake1018@AOL.COM>
Sent: Thu, Jan 23, 2014 3:30 pm
Subject: roofing consultant

Hi Guys: we seem to have a problem with that guy you hired for the top job. He has been told over and over again that no one wants him to hire a roofing consultant. How would that work? We do 1 to 4 buildings and then he checks them and what will he do for the rest of the time? We only need the Seal Beach Inspection he doesn't cost us any money, its his job to make sure the roofers do their work right. We in mutual one are ready to sign a contract, and have done all our work and have the roofer we want. We interviewed 8 GAF roofing elite certified contractors

At the Presidents meeting last month they voted against hiring a consultant and no one is listening, at our property meeting yesterday Ronda Winkler got up and said she has done the money and its going to cost 1 million and said we had to pay for him out of one of our pockets, is this new Dan S. and he is costing us nothing but money and he has dumb ideals, telling us the interview with new buyers aren't interview's, like patrol and gates, why did you guys vote for these dumb changes?

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GOLDEN RAIN
foundation
SEAL BEACH

MEMO

TO: WARNER TAPPAN – MUTUAL 2-10I
FROM: RANDY ANKENY
SUBJECT: RE-STRIPPING FOR GOLDEN RAIN ROAD AND ST. ANDREWS
DATE: JANUARY 8, 2014
CC: MARK WEAVER
PHYSICAL PROPERTY COMMITTEE

Dear Mr. Tappan,

I received your letter dated January 8, 2014 in regards to the proposed restriping for Golden Rain and St. Andrews. I will be forwarding your letter to Physical Property Committee for their review and consideration. The striping was installed in accordance per Traffic Engineer Anderson Pena.



Warner Tappan
1680 Monterey Rd
Seal Beach, CA 90740
562-430-1934

January 8, 2014

Physical Properties
Golden Rain Foundation
Leisure World, Seal Beach, CA
Re: stripping of Golden Rain and St Andrews intersection

To whom it may concern,

The intersection of Golden Rain & St Andrews is the most dangerous intersection in the community.

The re-stripping proposed for Golden Rain and St Andrews does not allow for "U" turns in the proper manor. A brief check of Caltrans regulation for painting intersections does allow for stripes to indicate which lanes to travel in but, not for a "U" turn at a double divided intersection by the paint scheme as proposed.

Traffic east and west bound on Golden Rain must, and I repeat, must, turn into the far south bound lane prior to making a "U" turn. See drawing attached

The Golden Rain Foundation and Physical Properties are hereby put on notice that this intersection is in violation of striping regulations for a controlled intersection. Future accidents at this intersection leave Golden Rain Foundation and Physical Properties open to a law suit.

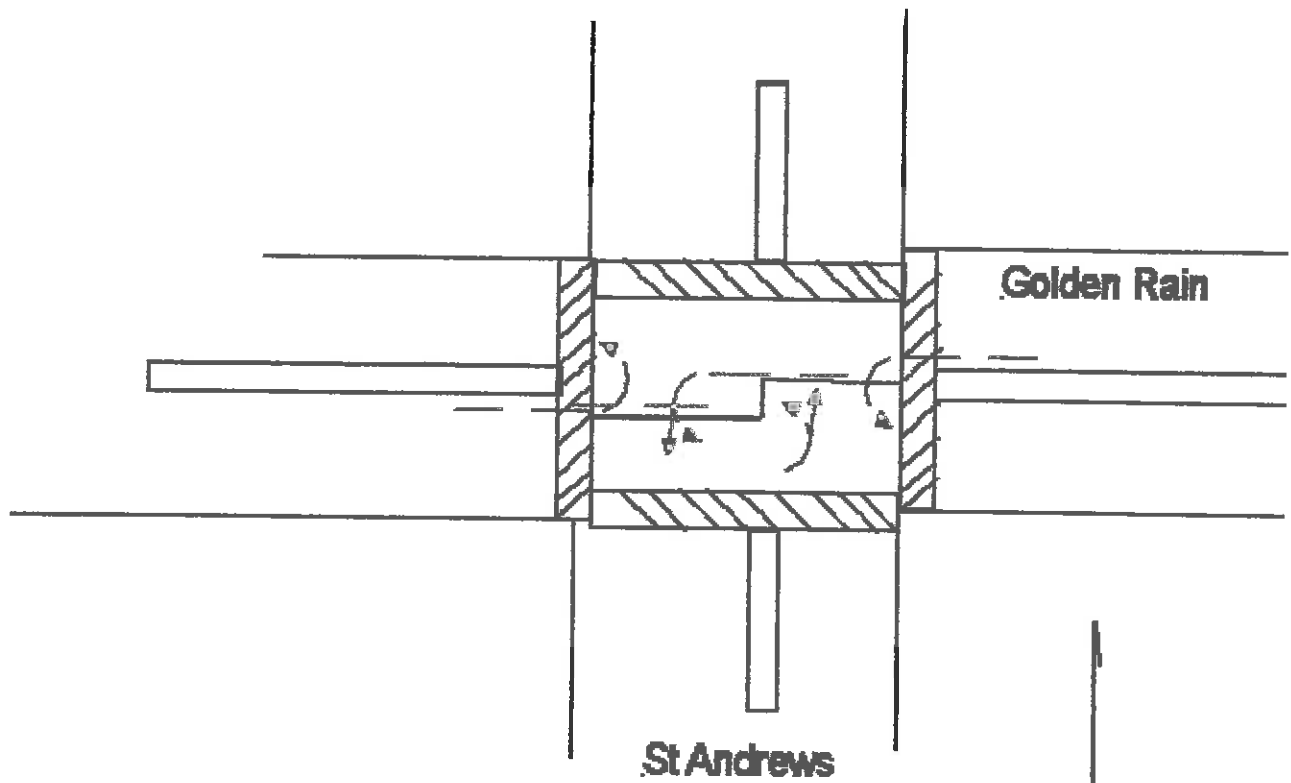
Respectfully submitted,

Warner Tappan

Physical Properties _____ Date _____

Golden Rain Foundation _____ Date _____

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"U" turns can not be made in the manner in red.
"U" turns are only legal in the green lines

North

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1/8/2014

BID SUMMARY

FIRE EXTINGUISHER SERVICES 2014 PROJECT #704-13 SEAL BEACH LEISURE WORLD

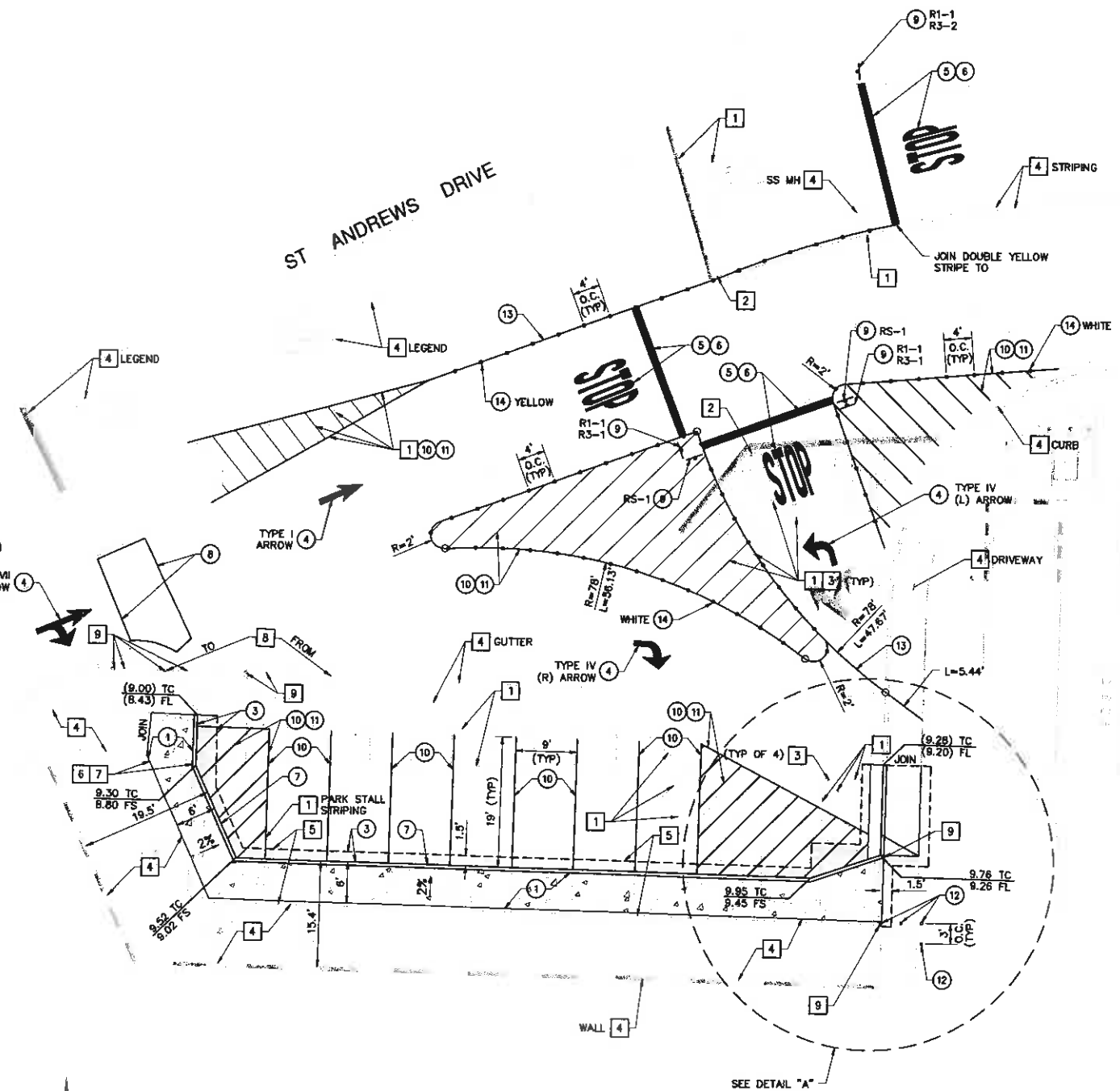
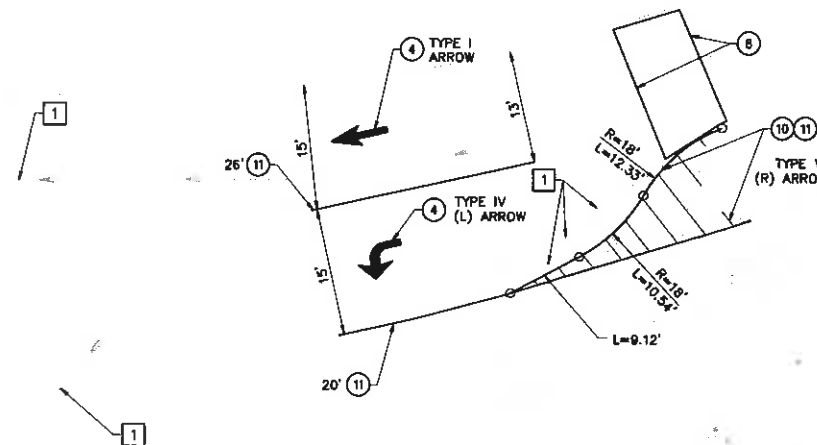
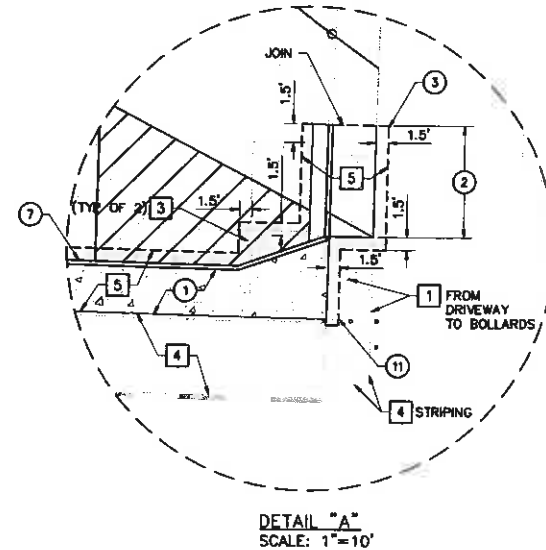
**BIDS DUE: MONDAY, JANUARY 16, 2014 BY 4 P.M.
OPEN AT MEETING ON WEDNESDAY, FEBRUARY 5, 2014**

COMPANY	AMOUNT	TIME TO COMPLETE
ASI Fire Protection		
Bob Peters fire Protection		
Fire Safety First		
JAM Fire Protection, Inc.		
K. Line Equipment Company, Inc.		
Nationwide Fire Protection		
Orange County Fire Protection		
Southern California Fire Protection, Inc.		
Spectrum Fire Protection		
Tri-Signal Integration, Inc.		
Western States Fire Protection Company		

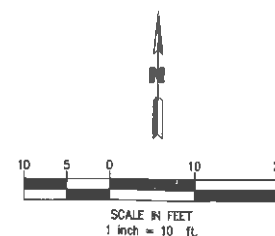
7

CONSTRUCTION NOTES

- 1 REMOVE STRIPING BY SAND BLASTING OR EQUAL
- 2 REMOVE SIGN
- 3 REMOVE DELINEATOR
- 4 PROTECT IN PLACE
- 5 SAWCUT AND REMOVE EXISTING INTERFERING PAVING, INCLUDING SIDEWALK, AC, PCC, CURB, AND GUTTER
- 6 MODIFY EXISTING VEGETATION AND OVEREXCAVATE SOIL TO 4" BELOW PROPOSED FINISH SURFACE
- 7 MODIFY LANDSCAPING & IRRIGATION TO CONFORM TO NEW SIDEWALK
- 8 REMOVE AND RELOCATE LIGHT, POLE, AND ELECTRICAL TO PLANTER
- 9 REMOVE GUARD POSTS AND RAIL
- 10 CONSTRUCT 4" PCC SIDEWALK ON COMPACTED SUBGRADE
- 11 CONSTRUCT PORTION OF DRIVEWAY APPROACH PER SPPWC STD. PLAN 110-2
- 12 CONSTRUCT 6" A.C. PAVEMENT
- 13 PAINT WHITE PAVEMENT MARKING ARROWS PER CALTRANS STANDARD PLAN A24A
- 14 PAINT WHITE "STOP" LEGEND PER CALTRANS STANDARD PLAN A24D
- 15 PAINT 12" WHITE STOP BAR
- 16 CONSTRUCT PCC CURB TYPE A1-6 PER SPPWC STD. PLAN 120-2
- 17 PAINT SPEED BUMP YELLOW
- 18 INSTALL NEW SIGN & POST
- 19 PAINT 4" WHITE LINE
- 20 PAINT 4" WHITE LINE (DIAGONALS AT 3' O.C.)
- 21 CONSTRUCT 4" STEEL BOLLARD
- 22 PAINT 4" DOUBLE YELLOW STRIPE
- 23 CONSTRUCT RAISED PAVEMENT MARKERS



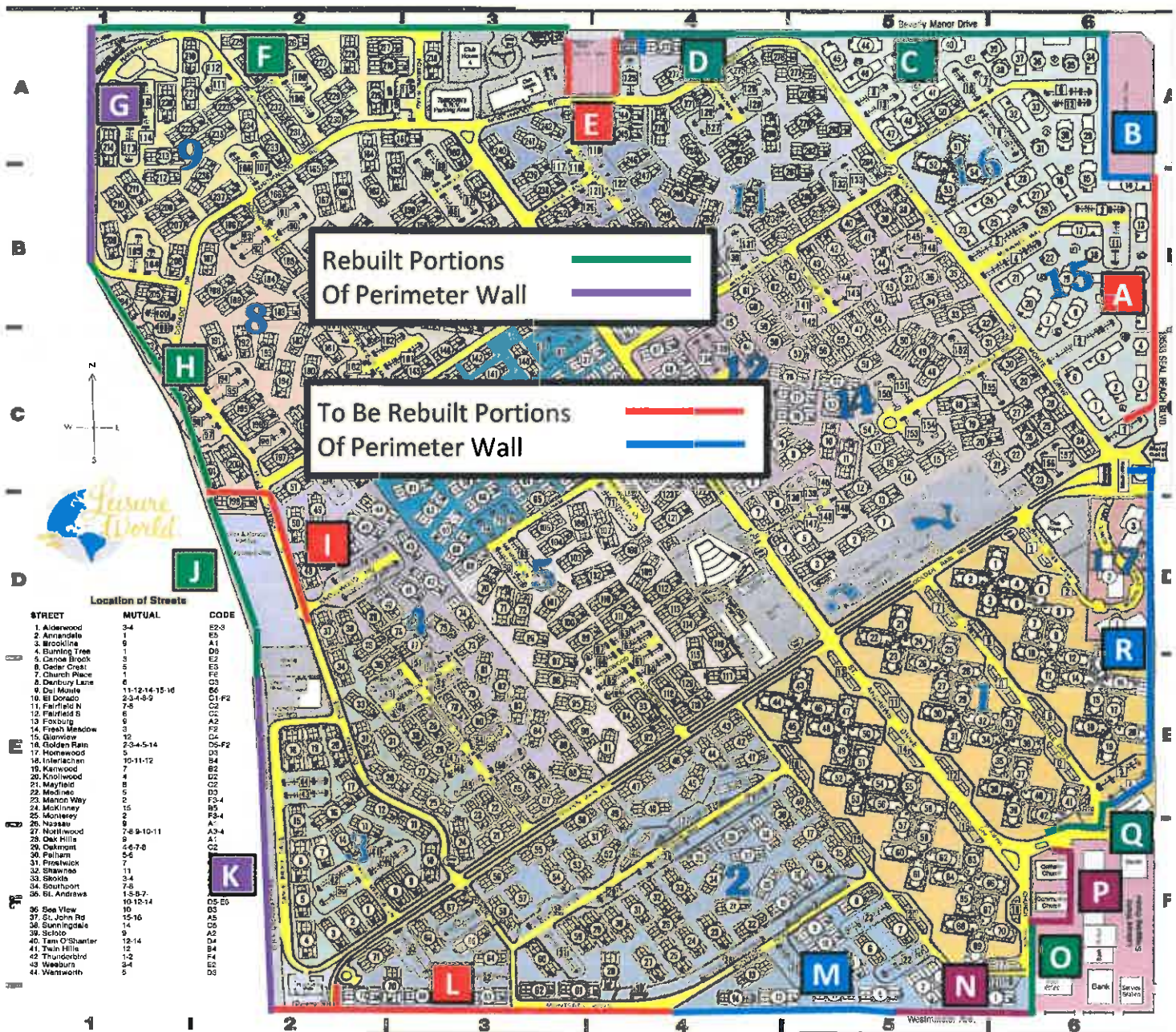
- NOTE:
1. LOCATE "NO RIGHT TURN" SIGN R3-1 BELOW "STOP" SIGN R1-1
 2. LOCATE WHITE RAISED PAVEMENT MARKERS CENTERED ON 4" STRIPE
 3. LOCATE YELLOW RAISED PAVEMENT MARKERS CENTERED BETWEEN STRIPES



	REVISIONS DATE BY AS BUILT		PROJECT: ST. ANDREWS GATE SAFETY IMPROVEMENTS
	APPROVED BY: DATE: 01/27/14		TITLE: PAVING, ROADWAY, SIGNAGE, AND STRIPING PLANS
ANDERSON-PENNA PARTNERS IN PROJECT DELIVERY			SHEET 1 OF 1

**Golden Rain Foundation
St. Andrews Gate Improvements
Cost Estimate**

	ITEM	QUANTITY	UNIT	ENGINEER'S UNIT COST	ENGINEER'S COST
1	Clear and Grub	1	LS	\$1,500	\$1,500
2	Unclassified Excavation	22	CY	\$60	\$1,320
3	Unclassified Fill	5	CY	\$20	\$100
4	Asphalt Concrete Pavement	9	TON	\$150	\$1,350
5	PCC Curb and Gutter	14	LF	\$35	\$490
6	PCC Curb	117	LF	\$30	\$3,510
7	4" P.C.C. Sidewalk	700	SF	\$5	\$3,500
8	PCC Driveway Apron, 6" thick	75	SF	\$10	\$750
9	4" Steel Bollards	4	EA	\$600	\$2,400
10	Landscaping & Irrigation	1	LS	\$1,000	\$1,000
11	Signing & Striping	1	LS	\$4,000	\$4,000
12	Traffic Control	1	LS	\$500	\$500
SUBTOTAL					\$20,420
CONTINGENCIES (10%)					\$2,042
TOTAL					\$22,462



To Be Built

Section A	1,515 LF
Section B	1,025 LF
Section E	935 LF
Section I	1,040 LF
Section L	1,860 LF
Section M	1,050 LF
Section R	1,870 LF

TOTAL: 7,425

Wire Fence

Section J	504 LF
Section K	1,320 LF

TOTAL: 1,824

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Mark Weaver

From: Carol Weller
Sent: Thursday, December 26, 2013 10:56 AM
To: Terry DeLeon; Mark Weaver
Cc: Jodi Hopkins
Subject: Propane Tank

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning all: There is a propane tank located on the lawn area near Clubhouse One and in sight of Mutual 17. the Mutual Board is requesting that the propane tank is an eyesore in view from the patios of the nearest building. They respectfully request that GRF place a trellis fencing around the tank or a PVC style fence around the tank that could support some plantings to at least cover up the propane tank. Would you please look into such a coverage and see if the request is possible.

Thank you
Carol Weller
Mutual Administration Manager
Golden Rain Foundation
Tel: (562) 431-6586 Ext. 315
Fax: (562) 431-3501
carolw@lwsb.com

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**BID SUMMARY
LEISURE WORLD SEAL BEACH**

**2013 PEST CONTROL & TERMITE INSPECTION SERVICES (#692-13)
FOR GOLDEN RAIN FOUNDATION
COMMUNITY FACILITIES AND MUTUALS 1-17**

**BIDS DUE: TUESDAY, FEBRUARY 4, 2014
BIDS OPENING: WEDNESDAY, FEBRUARY 5, 2014**

BIDDER	Pest Control - Community Facilities 3 year TOTAL	Option A: Bait Stations – Community Facilities 3 year TOTAL	Termite Inspection – Community Facilities 3 year TOTAL
Fenn Pest and Termite, Inc.			
McMaster Termite Inc.			
Newport Exterminating			
Orange County Pest Control, Inc.			
Roadrunner Exterminating, Inc.			

TOTAL LANDSCAPE MAINTENANCE
P. O. Box 18658
ANAHEIM, CA 92817-8658
(714)777-4803 OFFICE / (714)779-6475 FAX

Estimate

Date	Estimate #
11/6/2013	757

Name / Address
Golden Rain Foundation P. O. Box 2069 Seal Beach, CA 90740

Job Address
Trailer Park on El Dorado

Terms	
Description	TOTAL
WE HAVE BEEN ASKED TO GIVE A BID TO LANDSCAPE IN FRONT OF THE LEISURE WORLD - EL DORADO TRAILER PARK	
ALONG EL DORADO IN FRONT OF THE TRAILER PARK WE WOULD REMOVE THE 20 EXISTING BOUGAINVILLEA (\$500) AND 1 STUMP (\$25).	525.00
WE WOULD THEN PLANT 32 - 15 GALLON PODOCARPUS TREES (\$2560)	2,560.00
CHECK IRRIGATION SYSTEM. AND ADD NEW PLANTS.	250.00
MOVE DIRT AWAY FROM CURB TO KEEP DIRT FROM WASHING INTO STREET AND ADD 2 YARDS OF COVER MULCH TO PLANTERS TO HELP RETAIN MOISTURE	340.00
Price includes clean up and debris removal.	
Total	\$3,675.00

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Johns Landscape Service, Co.

4551 Cambury Drive
La Palma, CA 90623

Office: 562-493-1111 Fax: 562-493-1101

Email: Johnslsco@hotmail.com

Proposal

Date

1/24/2014

Invoice #

ex02134 wal

Bill To:

Golden Rain Foundation
Physical Property Department
PO BOX 2069
Seal Beach, CA 90740

Project:

Invoice

Description

This is the proposal to remove 20 Boganvilla plants along R.V parking lot and replace them with 32- 15 gallon Podocarpus trees. The proposal also includes the price to remove some of the existing dirt away from the curb to prevent it from going to the street and add 2 yard of cover chip mulch to maintain the moisture in the ground.

- 20 Boganvilla to be removed.
- 32 15- gallon Podocarpus
- 2 Yards of cover chip mulch for moisture retention.
- 40 Labor for the removal of dirt and the spreading of the chip mulch.

Rate

Amount

25.00	500.00
80.00	2,560.00
35.00	70.00
18.50	740.00

We appreciate your business!!

Terms

Net 30

Total \$3,870.00

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Andre Landscape Service, Inc.
P.O. Box 1333
Azusa CA 91702
626-339-8003

License: 724002

Authorization Request

Auth#: 100985

Date: 01/23/2014

Mailed To: Golden Rain Foundation
P.O. Box 2069
Seal Beach CA 90740

Billed To: MUTUAL NO. 2 CORPORATION
1661 C. Golden Rain Road
Seal Beach CA 90740

PLEASE FAX OVER APPROVED AUTHORIZATION FORM TO: (626) 915-7262

Scheduled: 01/23/2014
Time:

Employee: 1442
Jesus Escobedo Barajas

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Remove/plant	1.0000	4,260.000000	4,260.00	N

Notes:

RV Lot along El Dorado:	\$4,260.00
-Remove (20) existing plants	\$700.00
-Remove (1) stump	\$75.00
-Provide/Install (32) 15G Podocarpus	\$2,400.00
-Adjust irrigation	\$700.00
-Remove sufficient soil to prevent run-off	\$280.00
-Provide/Install (2) CY of mulch	\$105.00

Authorization Signature: _____

Purchase Order: _____

Date: _____

Thank you for your Business !

Not To Exceed 4,260.00

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BID SUMMARY
LEISURE WORLD SEAL BEACH
CLUBHOUSE FOUR FLOORING PROJECT (695-13)
BID CONFERENCE: TUESDAY, DECEMBER 3, 2013
BIDS DUE: MONDAY, DECEMBER 9, 2013
BID OPENING: FRIDAY, JANUARY 3, 2014

BIDDER	TOTAL BID	DAYS TO COMPLETE
Bixby Plaza	\$36,000.00	30
Old Town Flooring	\$29,324.00	15
Smooth Stone Flooring	\$38,550.00	19

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January 24, 2014

Mr. Mark Weaver
Project Coordinator/GRF Inspector
Golden Rain Foundation
Leisure World – Seal Beach
1661-C Golden Rain Road
Club 5, 2nd floor
Seal Beach, CA 90740

Subject: Proposal for Vehicle Turnout Opportunities Study Along Golden Rain Road (Burning Tree Lane to El Dorado Drive)

Mr. Weaver:

Per our discussion on 01/16/14, Leisure World Seal Beach would like to study the opportunities of installing vehicle turnouts along Golden Rain Road between Burning Tree Lane and El Dorado Drive. With recent striping improvements and the Orange County Fire Authority requirements for minimum access requirements, parking along Golden Rain is not allowed. Our proposal is formatted as follows:

Scope of Work

Fee

Schedule

This work will be completed out of our office in Newport Beach, California under the direction of Matt Stepien. Mr. Stepien's contact information is as follows:

Matt Stepien, PE
Project Manager
20280 Acacia Street, Suite 100
Newport Beach, CA. 92660
(949) 428-1500

If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Matt Stepien, PE
Senior Project Manager

SCOPE OF WORK

The study will be limited to Golden Rain Road between Burning Tree Land and El Dorado Drive. We will review the existing roadway segment and adjacent improvements to identify potential locations for the turnouts that will have minimal impacts to existing surroundings. The turnouts will be sized to allow vehicles to pull completely off of Golden Rain and will be at intervals such that OCFA will have required access to the structures.

A budgetary construction cost estimate will be provided for each turnout location, including a 25% contingency. A conceptual plan (using available Google Earth base mapping) reflecting the recommended improvements will be prepared with overall turnout lengths at each location. No design will be performed as part of this contract.

A Letter Report summarizing results of the study will be prepared. The study will include a brief narrative with respect to impacts to landscaping/irrigation, utilities and other existing improvements. The study will also describe the number of standard sized vehicles that can park in each turnout.

FEE

APP's fee to complete the scope of work outlined above is \$4,000 per the breakdown below.

GOLDEN RAIN FOUNDATION							
GOLDEN RAIN ROAD TURNOUT OPPORTUNITIES - LEISURE WORLD SEAL BEACH							
FEE SCHEDULE							
TASK	APP				APP Subtotal	TOTAL	
	PM \$160	PE \$130	CADD \$80	ODC			
Turnout Opportunities Study							
A. Meetings and Coordination	6			\$40	\$1,000	\$1,000	
B. Field Review		4			\$520	\$520	
C. Identify Potential Turnout Locations	1	2	4		\$740	\$740	
D. Concept Plan	1	2	4		\$740	\$740	
E. Preliminary Construction Costs	1	2			\$420	\$420	
F. Turnout Opportunities Report	2	2			\$580	\$580	
Man-hour Totals	11	12	8		31		
Fee Totals	\$1,760	\$1,560	\$640	\$40	\$4,000	\$4,000	

SCHEDULE

We are prepared to begin work on this study upon receipt of authorization. We will complete the study, costs, and exhibit within two (2) weeks of receiving authorization to proceed.

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