

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
August 6, 2015**

The Regular Monthly Meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:00 a.m. by President Crandall on Thursday, August 6, 2015, in Clubhouse Four, followed by the *Pledge of Allegiance*.

MEMBERS PRESENT

MUTUAL ONE	Ms. Luther-Stark
MUTUAL TWO	Mr. Knebel, Secretary
MUTUAL THREE	Mrs. Rutledge
MUTUAL FOUR	Mr. Slater
MUTUAL FIVE	Dr. Coven
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mrs. Rotter
MUTUAL EIGHT	Mr. Fuqua
MUTUAL NINE	Mr. Dodero
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Mr. Welch
MUTUAL FOURTEEN	Mr. Melody
MUTUAL FIFTEEN	Mr. Crandall
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

ABSENT

MUTUAL TWO	Ms. Baker
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GUESTS

Mrs. Sandra Massa-Lavitt, Councilwoman, City of Seal Beach
Mr. Bassan, Community Development Director, City of Seal Beach
Mr. Traw, Building Official, City of Seal Beach
Ms. Winkler, GRF Representative, Mutual Ten/GRF President
Ms. Snowden, GRF Representative, Mutual Two
Ms. Almeida, Vice President, Mutual One
Mr. Campbell, Vice President, Mutual Three
Mr. Levitt, Vice President, Mutual Four
Ms. Trembly, Vice President, Mutual Five
Mr. Dowd, Vice President, Mutual Six
Mrs. Fellows, Chief Financial Officer, Mutual Seven
Ms. Berg, Vice President/CFO, Mutual Eight
Ms. Wheeler, Director, Mutual Nine
Ms. Cummings, Vice President, Mutual Ten
Mr. Davies, Vice President, Mutual Eleven
Mr. Anderson, Director, Mutual Twelve
Mrs. Obenauer, Vice President, Mutual Fifteen
Ms. Merrifield, Vice President, Mutual Sixteen
Mrs. Poe, Vice President/Treasurer, Mutual Seventeen

STAFF

Mr. Ankeny, Executive Director
Mrs. Weller, Mutual Administration Director
Mr. Guerrero, Security Chief
Mrs. Rodgers, Purchasing Manager
Ms. Day, Mutual Recording Secretary

INTRODUCTIONS/ANNOUNCEMENTS

Mr. Crandall welcomed guests and staff to the meeting, and each president introduced the invited guest from their Mutual.

MINUTES

Mr. Crandall asked for corrections to the July 2, 2015, Presidents' Council minutes. A correction was noted that the picture and cost of the new Kenmore refrigerator was not attached to the minutes (see attached). Upon a MOTION duly made by Ms. Luther-Stark and seconded by Mr. Grenrock, it was

RESOLVED, To approve the July 2, 2015, Presidents' Council minutes, as corrected.

The MOTION passed.

GUEST SPEAKER – Councilwoman Massa-Lavitt

Councilwoman Massa-Lavitt announced that District 5 is looking for a Planning Commissioner which affects Mutuals' One through Nine and asked for recommendations of anyone they feel might fill the position. Mrs. Massa-Lavitt also has provided Mutuals' One through Nine with a flyer to be posted in their laundry rooms. The position requires only two meetings per month and pays \$60 per meeting.

GUEST SPEAKER – Mr. Bassan and Mr. Traw

Mr. Ankeny introduced from the city of Seal Beach, Community Development Director Jim Bassan and Building Official Jon Traw.

Mr. Bassan said the reason they are here today is to talk about asbestos in the community and whether or not the contractors are following Federal and State regulations when removing asbestos from units. He Bassan and Mr. Traw are working closely with Mr. Weaver and his staff on the correct procedures to follow.

Mr. Traw gave a presentation on asbestos removal and answered questions regarding this issue (as attached).

Mr. Bassan and Mr. Traw left the meeting at 9:51 a.m.

GUEST SPEAKER – Mr. Guerrero

Mr. Guerrero updated the Council members on theft of coins from a laundry room in a Mutual. There was no evidence of tampering; and it is assumed the individual had a key to the lock box. Mrs. Rodgers distributed a flyer on different types of coin boxes and costs and surveillance cameras that can be installed in laundry rooms as a deterrent (attached). Key cards were also mentioned. At the next Council meeting, GRF costs on coin collections from the Mutuals' machines, the pickup charge by armored car, and the Finance Department's time to process will be presented.

Mr. Guerrero left the meeting at 10:02 a.m.

GRF PRESIDENT'S REPORT

GRF President Winkler introduced the attending GRF Representatives Reed, Lukoff, Hood, Rapp, and Snowden. She discussed patients from outside of the community coming in to use the Health Care Center. So far only one patient has been identified as an outside patient. Also, Council meetings are becoming a place to learn what the GRF Board members are working on for the community.

Ms. Winkler advised that if the community does not use the Farmer's Market, they might lose it. Also, she discussed the Globe and said the Physical Property Committee voted to fix the Globe and now it will go to the Finance Committee and then the GRF Board for a final vote. Mr. Ankeny gave an update on the progress of the Globe.

PURCHASING MANAGER'S REPORT

Mrs. Rodgers reported that Purchasing is now stocking a 10-year wireless battery smoke alarm at a cost of \$19.27 (see attached). Also, SmartBurners are \$180 for a set of four and are currently being tested in the community. In addition, she can have a company representative come to talk to the Mutuals and answer any questions they may have on the burners. Mr. Ankeny reported that new refrigerators ordered by Purchasing will now be turned on to see if anything is wrong with them before being delivered to Mutual units.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller discussed Davis-Stirling and Board Meetings (attached). In addition, she reviewed her Mutual Administration Director's Report inclusive through July 2015 (attached).

Mrs. Weller informed the Board that Mutual Administration Office Secretary Tai Fulton has retired, and there is an 85 percent rise in compliance letters over last year.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny said the Mutual Administration Office has been inundated with compliance letters. The reason is the current Mutual Boards have inherited problems of the past and are now addressing the Mutual rights of the majority of the shareholders.

EXECUTIVE DIRECTOR'S REPORT (continued)

Mr. Ankeny discussed the procedure in hiring personnel in specific classifications. The GRF is currently looking for a Mutual Administration Secretary. He will also be asking for another Building Inspector, electrician, and plumber.

Mr. Ankeny stated he is working on a new Pet Policy, pet I.D. card, and discussed a possible Dog Park and insurance coverage for the Dog Park. He stated that as long as there are no incidences, there would not be a rise in insurance rates.

A discussion followed concerning the GRF secretaries taking the CAI Certification Class and the pros and cons.

Mr. Ankeny reported that Mr. Weaver and Mr. Rudge were currently at a Water Conservation Seminar. He said last night the first water test took place in turning off the water, the City took meter readings, and then returned this morning to read the meters again. Another meter read will be scheduled in a couple of weeks without asking anyone to turn off their water. This will give the GRF an idea if there is a problem with the old water lines in the community.

Mr. Ankeny distributed and discussed an insurance loss report (attached), a Town Hall Meeting that is scheduled for September 16 at 2:00 p.m., and another session at 6:00 p.m. on "Fire and Fire Safety" (attached) with Mr. Weaver giving a presentation on what happens after a fire in a unit and insurance company representatives.

He stated that the Health Care Center (HCC) is a tenant of the Golden Rain Foundation and the GRF Board has the power to take action on that lease. Concerns discussed were opening the HCC up to outside patients, people waiting, different medical insurance company coverage accepted, thefts, shareholders selling their guest passes, etc. In addition, he discussed shareholders able to comment before or after the Board Meeting and being respectful to each other and your Board's decisions.

OLD COUNCIL BUSINESS

Mr. Crandall stated that the Insurance Review/Focus Group's report is postponed until next month.

Mr. Crandall postponed a discussion on charging all-electric cars until next month.

Mrs. Rutledge discussed the Mutual print charges by the GRF. Mr. Ankeny stated that a revised policy has been drafted changing the charge for copies to 7 cents per copy. Ms. Cummings stated that the Mutuals have a need for color copies and suggested the GRF Distribution Office upgrade to a copier able to produce color copies.

(GRF President Winkler left the meeting at 11:13 a.m.)

NEW BUSINESS

Mr. Mandeville stated that his Mutual has installed FireStops and will be recommending installation of SmartBurners in certain units. Also, he discussed forming a Mutual Self-Insurance Fund and appointing a Self-Insurance Fund Committee to look into all Mutuals' contributing to one fund to be used for emergencies. Dr. Coven volunteered to be on the committee. A discussion followed on concerns regarding shareholders and their ability to take care of themselves. Mr. Ankeny stated that the Mutuals' Occupancy Agreement needs to be revised.

Ms. Snowden stated that she has been appointed chair of the new Emergency Preparedness Sub-Committee for the GRF. She would like to see communication between the Mutuals and the GRF increased related to emergency preparedness. The California Shakeout will be on October 15 at 10:15 a.m. Ms. Snowden would also like to approach other issues to see if the community is prepared for an emergency. She would like to see Mutuals' form an Emergency Preparedness Council so information may be shared between the two councils. In addition, anyone in the community is welcome to attend the Emergency Preparedness Sub-Committee meetings.

PRESIDENTS' COMMENTS

Ms. Luther-Stark said she had an issue with plumbing on a weekend and suggested that when there are too many calls to Service Maintenance they should be able to call in another plumber to help.

The following Mutuals have agreed to support an Emergency Preparedness Council:

Mutual One	Mutual Seven	Mutual Fourteen
Mutual Three	Mutual Eight	Mutual Fifteen
Mutual Four	Mutual Ten	Mutual Sixteen
Mutual Five	Mutual Eleven	Mutual Seventeen
Mutual Six	Mutual Twelve	

Mutuals' Two and Nine were absent.

Mr. Garrett said one issue with plumbers and electricians is the amount of time to service a shareholder that was from one to two days, but now is up to 10 days. This needs to be looked at.

Mrs. Rotter said Edison just finished installing the new light fixtures on the buildings and they look very nice.

Mr. Fuqua commented on plumbers and electricians and think we are behind the times in not having fixed standards for performing miscellaneous tasks.

Mr. Melody said he is looking forward to receiving the insurance report, as his Mutual is scheduled to do their fire/safety inspections in the fall.

PRESIDENTS' COMMENTS (continued)

Mr. Crandall remarked that the GRF could possibly contract with outside management companies for plumbers, electricians, etc.

Ms. Merrifield stated that most fires in the home are cooking fires.

ADJOURNMENT

There being no further business, Mr. Crandall adjourned the meeting at 11:54 a.m.


Attest
Joyce Rutledge, Secretary
PRESIDENTS' COUNCIL

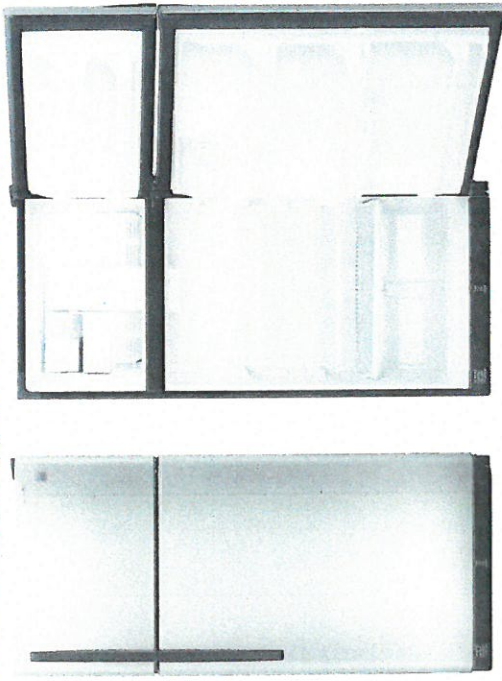
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Attachments

(These are tentative minutes, subject to approval by the Council members at the next Presidents' Council Meeting.)

NEXT MEETING: SEPTEMBER 3, 2015

Kenmore 18.1 cu. ft. Top-Freezer Refrigerator

Price Kenmore Refrigerator, White/Bisque - \$562.96, taxes included.



46-70503 Shown

46-60502 – White or **46-70502** w/ice
46-60503 – Stainless or **46-70503** w/ice
46-60504 – Bisque or **46-70504** w/ice
46-60509 – Black or **46-70509** w/ice



This classic 18.1 cu. ft. **Kenmore top freezer refrigerator**

6050 has improved functionality and modern, updated features. Deep, gallon-sized door. The Kenmore refrigerator's adjustable and efficient cooling system keeps food fresh and power bills low.

- Enhanced lighting.
- With a clean back design.
- Slide-out, glass storage shelves.
- Deli drawer.
- Frost Free Freezer saves time with hassle free operation
- Garage ready.

Dimensions and Capacity:**Depth w/ Handle (in.):** 32.63**Depth without Door (in.):** 26.63**Height to Top of Hinge (in.):** 66.13**Height to Top of Case (in.):** 65.38**Width w/ Door Closed (in.):** 29.88**Width w/Door Open 90 Deg.** 32.75**Overall Capacity (Cu Ft):** 18.08**Refrigerator Capacity (Cu Ft):** 14.1**Freezer Capacity (Cu Ft):** 3.98**Weight (lbs.):** 195**Product Overview:**

Yes

Reversible Door:

Wire

Freezer Shelf Material:

Plastic, Black on SS

Handle Material:

WH, BK, Black on SS

Cabinet Color:

Glass

Refrigerator Shelf Material:

Optional 46-8088

Ice Maker:

Yes

Adjustable Shelves:

Yes

Gallon Door Storage:

2 clear

Number of Refrigerator Drawers:

3

Number of Refrigerator Shelves:

Yes

Refrigerator Interior Light:

Frost-free

Defrost System:**Est. Energy Consumption (kWh/yr.)** 404/488 ice model

No

ENERGY STAR Compliant:

Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice.
 Revised Nov. 13 2014

Sorry for the lengthy intro remarks before addressing your specific questions.

- Is this new requirement a condition based upon the age of the residential units?

The new requirement is not necessarily based on the age of the buildings but the age might be an indicator of the likelihood of the presence of asbestos in certain materials. Buildings like the three story building in Leisure World built in the 80's have been treated as an exception to the additional requirement since the asbestos laws in place at the time ensure that these buildings will not contain amounts in excess of the amount considered to be potentially dangerous. The older buildings, many of which have been tested, do contain amount beyond the limited and those specific materials and areas have been reasonably identified.

- Is this a requirement based upon the possibility that materials used as part of the construction techniques/materials at time of construction may have contained materials now under air quality standards and/or now noted as potentially hazardous?

Yes, the known information leads one to the conclusion that a significant number of the buildings in Leisure World do in fact contain asbestos in certain materials and therefore under the law are required to be abated before construction begins and disturbs the materials to such an extent as to be a danger to residents.

- Is this a requirement specific to Leisure World Seal Beach?

At the present time, the new requirement for certain permits is limited to Leisure World. The primary reasons for this are the following:

1. The construction of many of the buildings in Leisure World coincide with the large use of construction materials containing asbestos.
2. The data from many asbestos surveys of building in Leisure World have confirmed the presence of asbestos in level that are consider dangerous if disturbed by construction.
3. Discussions with major contractors in Leisure World confirmed that their compliance with Rule 1403 requirements was not being done and further, their interpretation of the requirements in Rule 1403 (regarding exemption) was incorrect.
4. The instances where residents have complained about their concern for exposure to asbestos because of construction nearby.

While some might questions the limited application within the city, the above points highlight the necessity for the current focus on building in the city with known quantities of asbestos. There are many parts of the city because of the age of the buildings, where the likelihood of asbestos is remote if not impossible because of the regulations in place at the time of there construction.

I hope this answers your questions. If not, I am certain that the city staff would be readily available to meet with you at your convenience.

Jon Traw
Building Official

Updating laundry room coin box:

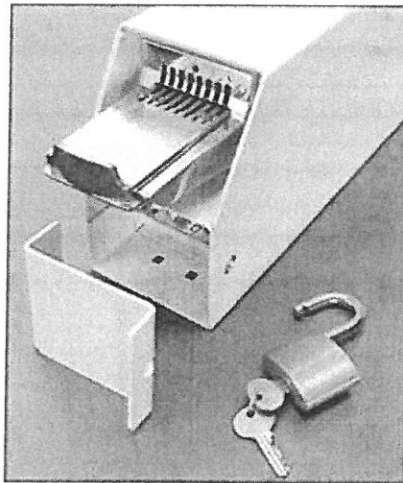
Costs are materials only, do not include labor costs for installation.

A – Replace existing lock boxes with new locks with updated key codes.

Cost for materials is approx. \$36.50 per each coin box.

B – Add additional padlock system.

Cost for materials \$25.00 per each padlock.



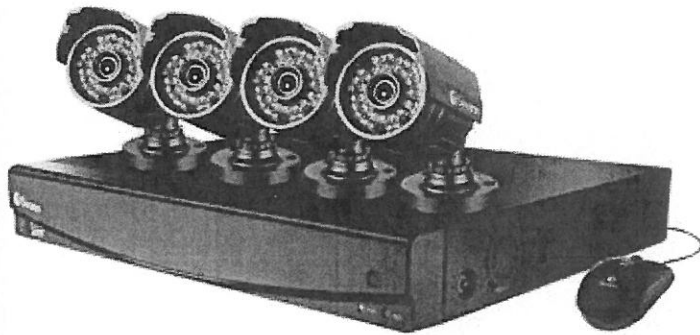
C – Camera Systems in individual laundry rooms (info attached)

1. The simplest camera system to add is a Bushnell Trophy Camera which is a self-contained camera that captures still images (3 at a time) or short segments of video when motion is detected. The images are in color and it has built in infrared for night time photos. It is installed by simply mounting it on the wall. There is no need for power cables, as it operates up to a year on batteries. It looks to run about \$179 for the camera. Add an upgraded 32MB SD Card \$15.95



2. Swann 4 camera / DVR Security System \$229.99 - While this system is more robust in that it allows for four different perspectives (interior/exterior), has the ability to record continuous video or program it for motion, and the possibility of remote viewing if Wi-Fi is available, this system does require power cords for each camera and the DVR and a secure box to be constructed to keep the DVR in, so it is a little more to consider with regard to installation.

8 CHANNELS | 4 CAMERAS | 1TB HARD DRIVE | 960H



Swann 8 Channel 960H Security System with 1TB HDD and 4 720TVL Cameras

Features:

4 Outdoor Rated 720TVL Bullet Cameras, 8 Channel 1TB Recorder, Remote Viewing, 4 60' cables

Your Price **\$229.99**

System Overview

Be protected and see every detail with the 8 channel 960H Surveillance from Swann. Swann's TruBlue™ blue-lit 960H DVR with widescreen DVD-quality, real time live video viewing & playback, perfect for 16:9 monitors. This allows you to view live and playback full screen video in real-time (30fps per channel, 240fps total) with images 5 times sharper video than most CIF DVRs. Each

channel is also independently configurable, so that you can adjust the recording length, and the H.264 video compression allows for fast, efficient recording and playback.

System Specifications

- **Channels:** 8
- **Cameras:** 4 720TVL bullet cameras
- **Hard drive:** 1TB, SATA2 Western Digital Security Hard Drive
- **Resolution:** 960H
- **Remote monitoring capabilities:** Yes, view and control on PC, Mac, iOS & Android devices with SwannView Link and no recurring fees
- **Camera connectivity:** Wired - BNC Video
- **Image sensor type:** 720TVL Sensor
- **Viewing angle:** 59°
- **Pan-Tilt-Zoom functionality:** PTZ capable DVR (PTZ cameras sold separately)
- **Night vision:** Yes
- **Night vision distance:** 82'
- **Indoor or outdoor use:** Indoor & outdoor, IP67 rated
- **Camera operating temperature:** -4° F ~ 122° F
- **Camera connection:** Wired connection
- **Warranty:** 3 year manufacturer warranty

- **IR cut Filter:** Yes
- **Indoor / Outdoor:** Indoor or outdoor, IP67 rated
- **Operating Power:** DC 12V
- **Operating Temperature:** -4° F ~ 122° F / -20° C ~ 50° C
- **Body Construction:** Aluminum
- **Dimensions - Camera:** 2.75" x 5.31" x 3.93"
- **Weight - Camera:** 0.67lb



Sealed Battery Smoke Alarm with Hush™

Part Number 900-0136

Model i9010 (formerly model 0910)

LED Indicator

A flashing red indicator light with four modes of operation: Standby, alarm mode, hush mode and memory set

Test/Reset Button

One button tests the unit's circuit operation and resets memory after an alarm condition occurs

Hush™ Feature

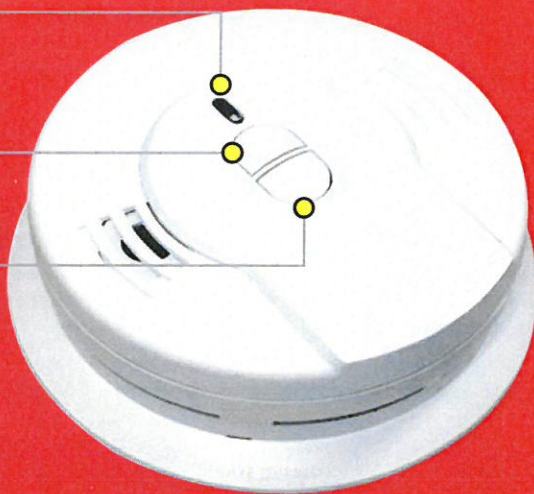
Temporarily silences nuisance alarms. Will not allow hush to be activated unless unit is in alarm mode.

Battery Operated

No wiring needed

Sealed-In Lithium Battery

Unit will continue to operate for 10 years



Description

The Kidde i9010 is a 10-year, sealed battery, ionization, smoke alarm with Alarm Memory and Hush™ feature. The innovative design of this alarm's automatic activation is unlike any other smoke alarm. The i9010 alarm will automatically activate when it is attached to the mounting bracket; there are no pull-tabs, no switches, everything is automatic. *At the end of the alarm life, the unit will chirp, indicating the alarm is in need of replacement.* The customer can use a simple tool such as a screwdriver to deactivate the unit, stopping the low battery chirp and making it safe for disposal.

The sealed-in board-mounted battery will power the i9010 unit for its complete 10-year life. No replacement battery will ever be needed.

This alarm uses ionization sensing technology. Ionization sensing alarms may detect invisible fire particles (associated with flaming fires) sooner than photoelectric alarms. Photoelectric sensing alarms may detect visible particles (associated with smoldering fires) sooner than ionization alarms.

Kidde strongly recommends that both ionization and photoelectric smoke alarms be installed to help insure maximum detection of the various types of fire that can occur within the home

The Kidde i9010 sealed battery operated smoke alarm features a self-activation mechanism making installation simple and easy. It also features Hush™ feature allowing consumers to temporarily silence nuisance alarms and an End of Life Alert indicating it is time to replace the alarm.

At the end of the alarm's 10-year life, deactivation of the alarm is just as easy. Using a tool such as a small screwdriver, a deactivation switch removes power from the alarm and renders the battery safe for disposal. The alarm lockout feature mechanically prevents a deactivated unit from being mounted back on the mounting bracket.

Features and Benefits

- **Sealed-In Lithium Battery** – Sealed-in lithium power supply; no battery replacement required over the 10 year life of the alarm. Eliminates worry about battery removal or unauthorized deactivation of alarm.
- **Self Activation** – Alarm automatically activates when attached to the mounting bracket.
- **Alarm Memory** – Rapidly flashing LED alerts user if the alarm has sounded since the last time the test/reset button was used.
- **Hush™** – Will temporarily silence nuisance alarms and will not allow hush mode to be activated unless the unit is in alarm mode.
- **Test/Reset Button** – Tests unit's circuit operation and resets memory after an alarm condition occurs.
- **End of Life Warning** – Alarm chirps every 40-45 seconds indicating the alarm is in need of replacement.
- **Tamper Resist** – (when activated upon installation) effective in preventing someone from removing the unit from the mounting bracket.
- **LED** – A flashing red indicator light with four modes of operation: standby, alarm mode, hush mode, and memory set.



Architectural and Engineering Specifications

The smoke alarm shall be Kidde unit i9010/i9010CA or approved equal. It shall be powered by a non-replaceable lithium battery with a 10-year life. The lithium battery shall be sealed in the unit to prevent removal and/or tampering. The unit shall incorporate an ionization sensor with nominal sensitivity of 0.88%/ft (.95%/ft for unit i9010CA). The temperature operating range shall be between 40°F and 100°F (4°C and 38°C) and the humidity operating range shall be 5% - 85% relative humidity.

The smoke alarm can be installed on the surface of any wall or ceiling following the UL/Manufacturer's approved placement guidelines. The alarm shall incorporate an automatic activation feature that will activate the unit as soon as it is attached to the mounting bracket, no other steps are involved. The alarm shall provide optional tamper resistance that locks the unit to the mounting bracket and deters removal of the unit from the wall or ceiling.

The alarm shall include a test button that will simulate a fire condition and cause the unit to go into alarm. This sequence tests the unit's electronics to ensure proper operation.

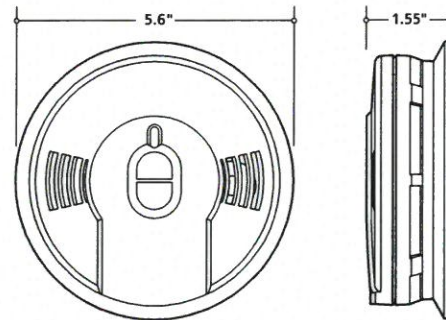
The unit shall include a piezoelectric horn that is rated at 85 decibels at 10 feet. The unit shall include the Hush™ feature that silences the unit for 7-9 minutes if a nuisance condition occurs. The red LED will illuminate for 1 seconds every 8 seconds and will automatically reset itself. If the alarm is in the Hush mode and the condition that triggered the alarm persists, the alarm shall sound again to signal potential danger despite its presence in Hush Mode. The unit shall incorporate one red LED to indicate the alarm's current status and mode of operation. The LED will indicate one of four modes:

- Standby Mode:** LED will flash every 40-45 seconds to indicate the unit is operating correctly
- Alarm Mode:** LED will flash every 1.5 seconds to indicate the unit is alarming and will be accompanied by the horn sounding (Model i9010CA LED will flash on for 1 second and off for 1 second)
- Hush Mode:** LED will illuminate for 1 seconds every 8 seconds to indicate the unit is temporarily silenced
- Memory Set Mode:** If Alarm Memory has been set, the LED will flash rapidly when the test button is pressed.

The unit shall include an End of Life Alert which indicates the alarm needs to be replaced. The unit will "chirp" once every 40-45 seconds to notify the user. The unit shall have a deactivation switch to disable it and make it safe for disposal. The unit shall at a minimum meet the requirements of UL217, NFPA72, (chapter 11 2002 edition) The State of California Fire Marshall, NFPA101 (One and two family dwellings) Federal Housing Authority (FHA), Housing and Urban Development (HUD).

Technical Specifications

Model:	i9010 (i9010CA Canadian model)
UPC Number:	0-47871-90136-4
Power Source:	One, 3V Lithium battery
Sensor:	Ionization
Audio Alarm:	85dB at 10ft
Temperature Range:	40°F (4.4°C) to 100°F (37.8°C)
Humidity Range:	5%-85% relative humidity (RH)
Size:	5.6" in diameter x 1.55" depth
Weight:	1 lb.
Interconnects:	No
LED:	Four modes of operation
Warranty:	10 year limited



Ordering Information

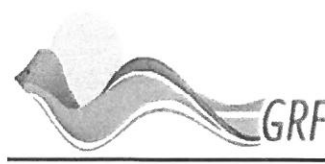
Clamshell UPC: 0 47871 90136 4
Gift Box: 0 47871 08697 9

Part Number	I 2 of 5	Pack Quantity	Dimensions (w x d x h inches)	Weight	Case/Skid	Skid Weight
900-0136 N/A	N/A	Individual Clamshell	7.25 x 1.75 x 11	1 lbs	N/A	N/A
900-0136 N/A	N/A	Individual Box	5.75 x 2 x 6.25	1 lbs	N/A	N/A
900-0136-003	100 47871 90136-1	PDQ (3 units)	7.75 x 6 x 11.75	3 lbs	108	972 lbs
900-0136-020	200 47871 90136-8	Master Pack (20 units)	16 x 24 x 12	20 lbs	12	240 lbs
21007387	400 47871 90136-2	4pc Tray and Lid	7.75 x 9.25 x 11.75	4 lbs	75	300 lbs
21008697	100 47871 08697-6	Gift Box, 6pc Master Pack	6 x 13 x 6.25	6 lbs	144	872 lbs



1016 Corporate Park Drive
Mebane NC 27302
1-800-880-6788
www.Kidde.com

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Mutual Administration Director's Report Presidents' Council

Davis/Stirling – Board Meetings

A board meeting is a meeting of the corporation's board of directors, not a meeting of association members. Accordingly, members do not have a right to participate in the board's discussions and votes.

Observe.

By statute, members can watch the board conduct business. In addition, they can address the board during the open forum portion of the meeting. This is the same policy followed by municipalities at city council meetings. The open forum applies to open (non-executive session) board meetings (Civ. Code §4925, §5000(b)).

Inviting Comments.

Although members do not have a legal right to participate in board discussions, the president can invite comments from the audience on particular items of business if he so chooses. This is at the discretion of the board. Once comments have been received, discussion can be closed and a vote taken by the directors (or the matter tabled).

Placement on Agenda.

There is no prescribed point in the course of a meeting for hold open forum. Some boards put it at the beginning and some at the end of the meeting's agenda.

Time Allocation.

The Davis-Stirling Act requires that a reasonable amount of time be set aside by the board for the open forum. Members can ask questions but directors are limited in how they can answer them.

Open Forum Topics.

The Open Meeting Act allows the board to establish reasonable time limits but there is no limit on the number of topics members can raise. (Civ. Code §4930(a).) Boards cannot create unreasonable rules that would stifle a member's right to address the board. Boards can, however, place reasonable restrictions on some topics. For example, personnel issues should be addressed privately with the board or in writing to the board, not publicly.

For example, topics should not:

1. Involve a matters outside the board's authority,
2. Be defamatory, indecent, abusive, or involve personal attacks or threats, legal or otherwise,
3. Involve personnel issues,
4. Involve the disclosure of confidential information,
5. Maintenance issues can be raised during open forum but are often better addressed in writing with the management company.

If the board has a lengthy agenda, it may ask members to limit their comments to agenda items only so everyone has an opportunity to speak to those issues before the board addresses them.

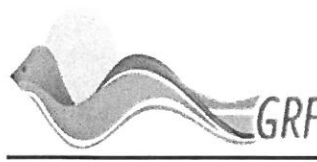
Answering Questions. Boards are restricted by statute in the answering of questions.

Disruptive Behavior.

1. Members do not have unlimited free speech rights. The right to address the board does not give members the right to shout, use profanity or make obscene or threatening remarks.
2. Those who engage in such behavior may be ejected from the meeting. Directors should not attempt to physically remove a member who refuses to leave. Instead, the police may be called to escort the person out of the meeting or, in lieu of calling the police, the meeting may be adjourned to another location without the disruptive person.
3. In addition, the disruptive person may be fined for their behavior if there are rules against such conduct and a fine schedule in force.

MEETING RULES:

No audio or video recording allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared.



Mutual Administration Director's Report Inclusive Through July, 2015

August 6, 2015
To: Presidents' Council

A. Budget Variance Report			
•6100000	Salaries & Wages	\$ 4,472.00	Under Budget- temporary reduction staff
•6410000	Office Supplies	\$ (1,860.00)	Over Budget-due to supplies needed Correction will be made in July to this line
•6484500	Postage	\$ 1,083.00	Under Budget- Reduced Certified Mail
•5345000	Certificate Preparation Fee- Esc	\$ 1,225.00	Over Budget- 9.3% increase in escrows
•5360000	Certificate Preparation Fee	\$ 1,100.00	Over Budget-due to decrease of transfers
•5380330	Guest Pass Income	\$ 377.00	Over Budget- price increase per pass To \$5.00 per pass

B. Mutuals 1 Through 17 Jan – July 2015		
• Escrows Closed	277	↑ 15.5% over 2014 @237 sales
• Escrow Sales Prices Jan-July	\$53,949,199.00	↑ 15.7% over 2014 @\$46,073,300.00
• Aging receivables Collected	\$146,006.00	↑ 76% over 2014 @ (\$53,309)
• Rules Compliance Letters	1422	↑ 88.5% over 2014 @ (549 letters)
• Membership fees Collected	\$664,760.00	
• Registered Caregivers	230	
• New-Distribution Copy Ctr. Collections	\$2,590.00	
• New-ID Cards & Passes sold	\$19,497.00	

C. Mutual Administration Sub-Committee	
• Mutual Attorney's Opinions re: Liability Insurance	Pending Policy Development
• Review and Update of Welcome to Leisure World Book	In progress Mutual Admin Sub Com.
• Prepare for Review POA/Trustees & Inheritance Guide	In Progress
• Review of Pet Policy & Service Animal Requirements	In progress
• 2016 Budget for Mutual Admin & Stock Transfer	In Progress

D. Insurance & Legal

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Legal	6	9	10	6	14	15	17					
Insurance	2	3	2	3	3	4	3					

Mutual Administration Activity Recap Through June, 2015

Breakdown By Mutual

A. Aging Receivables

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
Mu 1	-0-	\$3,304	\$3,242	\$0	\$740	\$1,736	\$737						
Mu 2	\$11,024	\$2,518	\$0	\$0	\$5090	\$4,916	\$0						
Mu 3	-0-	-0-	\$1,375	\$476	\$6094	\$426	\$0						
Mu 4	\$10,827	-0-	\$0	\$3,339	\$-0-	\$-0-	\$0						
Mu 5	-0-	-0-	\$4,085	\$0	\$5746	\$1,500	\$0						
Mu 6	-0-	-0-	\$1,486	\$0	\$-0-	\$-0-	\$0						
Mu 7	\$5,990	\$3,468	\$1,030	\$1,877	\$-0-	\$7,412	\$1877						
Mu 8	-0-	-0-	\$0	\$2,906	\$-0-	\$-0-	\$0						
Mu 9	-0-	\$2,779	\$2,600	\$1,127	\$4194	\$1,086	\$0						
Mu 10	-0-	-0-	\$0	\$0	\$-0-	\$0-0	\$0						
Mu 11	\$5,517	-0-	\$851	\$0	\$-0-	\$-0-	\$0						
Mu 12	-0-	\$1,100	\$1,477	\$0	\$-0-	\$5,429	\$495						
Mu 14	-0-	-0-	\$0	\$0	\$1242	\$-0-	\$0						
Mu 15	\$5,727	\$175	\$5,983	\$9,147	\$1274	\$-0-	\$0						
Mu 16	-0-	-0-	\$0	\$0	\$-0-	\$-0-	\$0						
Mu 17	-0-	\$504	\$0	\$0	\$-0-	\$2,016	\$0						
Total	\$39,087	\$13,848	\$22,129	\$18,932	\$24,380	\$24,521	\$3109						Total \$146,006.00

B. Rules Compliance Letters

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
Mu 1	0	19	170	1	21	12	15						
Mu 2	3	1	77	100	151	25	9						
Mu 3	1	0	5	2	19	3	0						
Mu 4	1	1	10	9	13	20	2						
Mu 5	4	2	4	4	9	6	5						
Mu 6	38	5	41	4	7	2	6						
Mu 7	1	4	4	0	0	3	9						
Mu 8	33	9	4	10	14	8	30						
Mu 9	16	14	13	2	8	7	4						
Mu 10	2	5	57	30	5	2	4						
Mu 11	2	1	4	4	2	1	2						
Mu 12	2	3	16	3	4	10	3						
Mu 14	2	2	3	1	7	4	4						
Mu 15	10	9	6	4	16	24	7						
Mu 16	0	0	0	2	10	0	2						
Mu 17	39	5	0	3	2	8	4						
Total	154	80	423	179	288	135	106						Total 1422

Recap

Rules Compliance Letters sent to date 2015: 1422

Total in 2014: 1244

Total in 2013: 749

Letters Sent to date thru July 2014 (549)

↑88.5% over 2014

C. Escrows Closed & Yearly Recap

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
Mutual 1	3	4	2	7	1	4	8						
Mutual 2	3	3	6	3	4	7	2						
Mutual 3	2	0	1	3	3	3	4						
Mutual 4	1	1	1	4	3	5	4						
Mutual 5	2	2	2	8	3	3	3						
Mutual 6	0	1	4	3	4	2	7						
Mutual 7	2	1	2	1	3	2	4						
Mutual 8	2	4	4	1	2	2	4						
Mutual 9	0	3	1	3	5	4	6						
Mutual 10	0	1	1	1	0	1	0						
Mutual 11	0	1	0	5	1	0	3						
Mutual 12	0	2	2	4	1	2	2						
Mutual 14	0	2	4	2	3	3	1						
Mutual 15	5	1	7	5	3	5	7						
Mutual 16	0	0	0	0	0	0	1						
Mutual 17	0	1	0	0	1	2	2						
Total	20	27	37	50	37	45	58						277

Total

277

Escrow Recap		
2015: Sales Year-to-Date through July:	277	2015 ↑ 15.5% over 2014 year to date @ 237 sales
2014: Total Sales for year:	419	
2013: Total Sales for Year:	629	
2012: Total Sales for Year:	458	

Total Money Sales Year-to-Date 2015:	\$53,949,199.00	2015 ↑ 15.7% over 2014 @\$46,073,300.00
Total Money Sales Year to Date 2014:	\$46,073,300.00	
Total Money Sales Year to Date 2013:	\$52,876,800.00	
Total Money Sales Year to Date 2012:	\$31,266,899.00	

D. Trust Letters Sent to Attorney

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
Mutual 1	1	0	3	2	1	9	2						
Mutual 2	5	1	1	3	2	3	7						
Mutual 3	1	0	0	5	1	5	0						
Mutual 4	1	2	3	4	3	1	5						
Mutual 5	2	3	2	2	3	0	1						
Mutual 6	4	0	0	3	4	3	1						
Mutual 7	1	1	1	1	1	0	2						
Mutual 8	1	2	1	0	1	5	3						
Mutual 9	1	1	4	0	1	3	3						
Mutual 10	0	0	0	2	1	0	2						
Mutual 11	0	1	1	1	0	1	0						
Mutual 12	1	5	1	3	2	0	3						
Mutual 14	3	3	1	2	3	3	2						
Mutual 15	5	4	5	1	4	3	4						
Mutual 16	0	0	0	0	0	0	0						
Mutual 17	1	3	0	2	1	1	1						
Totals	27	26	23	31	28	37	36						208

Total
208

E. Registered Pets	Pets Dogs	Pets Cats	Other Pets			F.	Caregivers Registered
Mu 1	75	32	3			Mu1	21
Mu 2	63	36	1			Mu 2	19
Mu 3	44	21	1			Mu 3	26
Mu 4	35	24	0			Mu 4	16
Mu 5	42	14	2			Mu 5	22
Mu 6	44	18	0			Mu 6	13
Mu 7	32	20	1			Mu 7	12
Mu 8	31	10	2			Mu 8	10
Mu 9	56	19	1			Mu 9	16
Mu 10	26	24	1			Mu 10	20
Mu 11	28	14	1			Mu 11	7
Mu 12	30	16	1			Mu 12	22
Mu 14	35	10	0			Mu 14	8
Mu 15	41	29	0			Mu 15	15
Mu 16	2	3	0			Mu 16	2
Mu 17	7	7	1			Mu 17	
Total	591	297	20	Total Pets	908	Total	230

G. Social Services Cases

Mutuals	Cases Open	Cases Closed		Mutuals	Cases Open	Cases Closed
1	16	0		9	3	0
2	14	0		10	4	0
3	9	0		11	3	0
4	6	1		12	2	0
5	10	0		14	4	0
6	3	0		15	7	0
7	8	0		16	1	0
8	4	0		17	1	0
Total Current Cases 95				Total closed in July 1		

H. Social Services Types of Cases	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Total New Cases	21	11	17	9	14	10	16					
Closed Cases	12	22	12	17	27	20	1					
Home Visits	32	26	24	21	11	14	24					
Office Visits	25	12	5	8	6	10	21					
Calls	48	46	33	33	17	31	70					
County Reports	3	2	3	1	0	7	3					
Resource Information	23	12	12	6	1	10	33					
GRF Department Referral	15	12	3	10	0	14	1					
Health Care Center Referral	7	11	4	0	0	0	1					
Total →	186	154	113	105	76	116	170					



Property - Loss Summary as of 7/17/2015

Term	DOL	Description	Paid Loss	Reserve	Total Incurred	Claim Status
2014-2015	3/15/2015	Fire in unit	\$ 107,006.00	\$ 617,994.00	\$ 725,000.00	Open
	5/31/2015	Water Damage	\$ -	\$ 33,000.00	\$ 33,000.00	Open
	Total:		\$ 107,006.00	\$ 650,994.00	\$ 758,000.00	2
2013-2014	10/2/2014	Fire to unit	\$ 111,024.00	\$ -	\$ 111,024.00	Closed
	Total:		\$ 111,024.00	\$ -	\$ 111,024.00	1
2012-2013	6/24/2013	Fire	\$ 452,841.00	\$ -	\$ 452,841.00	Closed
	6/24/2013	Fire to unit	\$ 66,876.00	\$ -	\$ 66,876.00	Closed
	Total:		\$ 519,717.00	\$ -	\$ 519,717.00	2
2011-2012	8/14/2012	Water Damage	\$ 3,964.22	\$ -	\$ 3,964.22	Closed
	Total:		\$ 3,964.22	\$ -	\$ 3,964.22	1
2010-2011	8/3/2011	Resident Drove into Unit	\$ 1,037.93	\$ -	\$ 1,037.93	Closed
	Total:		\$ 1,037.93	\$ -	\$ 1,037.93	1
2009-2010	4/4/2010	Fire	\$ 85,227.00	\$ -	\$ 85,227.00	Closed
	Total:		\$ 85,227.00	\$ -	\$ 85,227.00	1
2008-2009	2/17/2009	Fire	\$ 1,228,404.00	\$ -	\$ 1,228,404.00	Closed
	2/17/2009	Fire	\$ 54,976.00	\$ -	\$ 54,976.00	Closed
	2/26/2009	Fire in Kitchen	\$ 54,444.00	\$ -	\$ 54,444.00	Closed
	Total:		\$ 1,337,824.00	\$ -	\$ 1,337,824.00	3

Summary: 11 Claims \$ 2,165,800 \$ 650,994 \$ 2,816,794

	Premiums Paid:	Losses Incurred:	Loss Ratio:
2008-2009	\$ 575,797	\$ 1,337,824	232.3430
2009-2010	\$ 688,129	\$ 85,227	12.3853
2010-2011	\$ 725,096	\$ 1,038	0.1431
2011-2012	\$ 794,100	\$ 3,964	0.4992
2012-2013	\$ 840,530	\$ 519,717	61.8321
2013-2014	\$ 965,618	\$ 111,024	11.4977
2014-2015	\$ 1,063,386	\$ 758,000	71.2817
Total:	\$ 5,652,656	\$ 2,816,794	49.8313

Town Hall MEETING

Fire and Fire Safety

Wednesday, September 16, 2015

A silhouette of a firefighter in full gear, including a helmet and oxygen tank, is positioned on the left side of the poster. The firefighter is facing right, towards a large, intense fire that fills the background. The flames are bright orange and yellow, with dark smoke rising from them. The overall scene is dramatic and emphasizes the theme of fire safety.

Presentations On

**Community Fires
After the Fire
Insurance
Financial Responsibility
Fire Safety
Fire Prevention**

2pm and 6pm at Clubhouse 2