

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
December 3, 2015**

The Regular Monthly Meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:01 a.m. by President Crandall on Thursday, December 3, 2015, in Clubhouse Four, followed by the *Pledge of Allegiance*.

MEMBERS PRESENT

MUTUAL ONE	Ms. Luther-Stark
MUTUAL TWO	Ms. Baker
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	No representation
MUTUAL FIFTEEN	Mr. Crandall
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

ABSENT

MUTUAL FOURTEEN	Mr. Melody
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GUESTS

Saundra Massa-Lavitt, Seal Beach Councilwoman
David Sloan, Seal Beach Councilman
Mr. Joe Stilinovich, Seal Beach Police Chief
Mr. Michael Ezroj, Corporal, Seal Beach Police Department
Mr. Bill Lockhart, Orange County Fire Authority
Mr. Bill Weston, CARE Ambulance
Ms. Winkler, GRF Representative, Mutual Ten/GRF President
Ms. Almeida, Vice President, Mutual One
Mr. Campbell, Vice President, Mutual Three
Ms. Kuhl, Secretary, Mutual Four
Mrs. Fellows, CFO, Mutual Seven
Ms. Berg, Vice President/CFO, Mutual Eight
Mr. Croft, Vice President, Mutual Nine
Ms. Cummings, Vice President, Mutual Ten
Mr. Anderson, Director, Mutual Twelve
Mrs. Obenauer, Vice President, Mutual Fifteen
Mrs. Poe, Vice President/Treasurer, Mutual Seventeen

STAFF

Mr. Ankeny, Executive Director
Mrs. Weller, Mutual Administration Director
Mr. Weaver, Facilities Director
Mr. Gonzalez, Facilities Manager
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 November 5, 2015, Presidents' Council minutes. After a motion by Mr. Grenrock and seconded by Mr. Welch, Mr. Crandall declared the minutes approved as written.

GUEST SPEAKER – Mr. Stilinovich and Mr. Ezroj

Police Chief Stilinovich discussed the new 911 procedure for programming your phone on rapid dial to call the Seal Beach Emergency Dispatch telephone number 562-594-7232 in lieu of 911, which would save time dispatching emergency services. Depending on where you are located, if you do dial 911 (near freeway or on freeway), the call would go to the California Highway Patrol dispatcher who would then have to call 562-594-7232. In addition, he stated that the city is preparing for El Nino, with an estimated 25 to 30 large storms coming. Mr. Ankeny stated that there will be articles in *The NEWS* on these issues.

GUEST SPEAKER – Mr. Lockhart and Mr. Weston

Mr. Lockhart of the Orange County Fire Authority and Mr. Weston of Care Ambulance discussed their services in the community. Mr. Lockhart stated that 911 dispatchers are trained to determine if the call is for back-to-bed service (no charge for the ambulance) or for the paramedics to come into the community.

Following questions, Mr. Stilinovich, Mr. Ezroj, Mr. Lockhart, and Mr. Weston left the meeting at 9:30 a.m.

GRF PRESIDENT'S REPORT

Ms. Winkler stated that there were 11 GRF Directors present at the meeting. She announced that the Director's Christmas Luncheon is on December 18, the Toys For Tots celebration is on December 11, check out the decorated Christmas trees in the clubhouses that were decorated by individual clubs, and the storm drain cleanouts on the Trust streets will be starting this week.

She discussed an article in the *Orange County Register* concerning FEMA not covering homeowner associations because they are a business; however, there are two bills currently pending in front of the House, which would remove this discrimination and entitle association residents the same rights as other citizens in the time of a disaster. Also discussed was an article this morning in *The NEWS* concerning restoring the property tax postponement program that was abolished in 2008, taking effect in 2016.

She wished everyone a happy holiday and stated that there will be a GRF Monthly Board Meeting on December 22.

PURCHASING DEPARTMENT

Mrs. Rodgers reported that the new energy efficient 30-gallon water heaters are now coming in and the price will be going up approximately \$60 per unit. The 40-gallon water heaters are still available and will be utilizing them in laundry rooms; however, they will no longer fit in the space in units so are no longer an option. Also, the 80-gallon water heaters for the laundry rooms are no longer being made. Mr. Gonzalez discussed the re-piping that will be needed reverting from 80-gallon to 40-gallon water heaters in laundry rooms.

She distributed/discussed alternatives for refrigerators (GE and Whirlpool). Both have an Energy Star rating. She stressed the importance of not over filling refrigerators. Air circulation is a necessity for a refrigerator both inside and outside of the unit to run properly. It was suggested that a flyer be taken to the Board meetings on this issue. Also, SmartBurners were discussed and mass buying for a lower purchase cost.

FACILITIES DIRECTOR'S REPORT

Mr. Weaver reported that the GRF has hired Empire Pipe to clean all of the storm drains in Leisure World, both GRF Trust street drains and Mutual drains. The shareholders may experience additional noise from the drain cleaning process. In addition, a mapping of all of the drain systems in Leisure World will be performed.

He discussed the January 10, 2015, flood that took place in Leisure World and distributed pictures of some of the damage caused by pumps failing to keep up with the amount of rain fall. Mr. Gonzalez discussed the work his department performed during this time. Mr. Ankeny reported that the GRF has \$5 million in flood insurance coverage and he is recommending that shareholders obtain some kind of flood insurance. There will be articles in *The NEWS* on this issue.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny discussed the sandbag issue and their use during El Nino that is expected. Sandbags are available now but only for emergencies. He will be sending out the procedure and policy in the next two weeks concerning sandbags and stated that anyone that wants them now will have to go through their Mutual Boards.

He stated that power outages are not emergencies. In case of an outage, it should be reported to Southern California Edison. This is a non-assisted living community and individuals should be able to live independently. He discussed calls to Security and stated that 80 percent of all Security calls are not Security related. Individuals can sign up with the Edison Company and be put on an emergency list for future calls. Also, he is asking everyone not to use candles during an emergency, which is a fire hazard. It is the individual's responsibility to be prepared. There will be articles coming in *The NEWS* on these issues.

Mr. Ankeny discussed the power outage due to the winds, the mosquito count has declined in the community, and an update on the Globe with the unveiling hopefully late March.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller presented her Mutual Administration Director's Report inclusive through November 2015 (attached). In addition, she reported that the Mutual Administration Committee is working on the following issues: perspective shareholders required to have a doctor's note, a caregiver policy and application, and emotional and support animals.

She reminded all Directors to attend the Mutual and GRF Board Training Seminar on December 7 and informed the Council members of the Annual Realtors Meeting on January 29, 2016.

Mrs. Weller stated that she will not be available the week of December 14 (in court). Mutual Administration Assistant Manager Ms. Hopkins will be filling in for her until she returns. Please direct all of your questions/concerns to her that week.

OLD COUNCIL BUSINESS

Mr. Garrett stated that during the recent Mutual's annual fire/safety inspection, a verification policy procedure was performed on all of the shareholders. They found that approximately 60 shareholders did not carry insurance. A database has been created on those with and without insurance to be used by an outside supplier who will monitor the policies for the Mutual. The database will also be used for Mutual Administration to send out letters to those shareholders without insurance to obtain insurance. In addition, Policy 7586.G – Personal Property and Liability Insurance has been adopted by some of the Mutuels. Insurance issues were discussed concerning non-standard and standard items. Mrs. Weller asked that the Mutual Boards have policies vetted through their attorneys before policies are finalized.

NEW BUSINESS

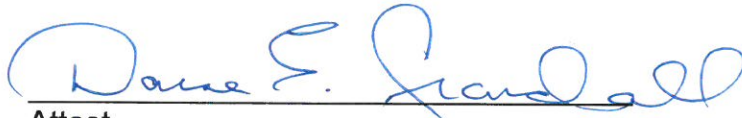
Mr. Ankeny stated that in the paper today he wrote an article on the holiday season and gifts to GRF employees and asked that everyone review that article.

PRESIDENTS' COMMENTS

Ms. Luther-Stark stated she hoped everyone had great Directors like she does and wished everyone a very Merry Christmas; Mrs. Rutledge asked about the new towing contract; Mr. Slater asked Mr. Gonzalez if his department was ready for El Nino and the answer was yes; Mrs. Coven wished everyone a Merry Christmas; Mr. Garrett wished everyone a Merry Christmas; Mrs. Rotter thanked Mr. Gonzalez for his help on her unit issues; Mr. Fuqua wished everyone a Merry Christmas and Happy New Year; Mr. Dodero wished everyone Happy Holidays; Ms. Arlart said to enjoy this month and have a good time; Mr. Welch said Happy Holidays and stay safe especially if traveling, and watch your airlines; Mr. Hayes said that 30 lights went out during the power outage (ballast failure) and Merry Christmas and Happy New Year; and Mr. Crandall said during the holiday season be kind and considerate to each other, and he wished all a Merry Christmas and happy Hanukah.

ADJOURNMENT

There being no further business, Mr. Crandall adjourned the meeting at 11:35 a.m.



Attest

Joyce Rutledge, Secretary *for*
PRESIDENTS' COUNCIL

cd:12/09/15
Attachments

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

NEXT MEETING: JANUARY 7, 2016



Mutual Administration Director's Report Inclusive Through November, 2015

Mutual Presidents' Council – December 3, 2015

R e c a p		
Mutuals 1 Through 17		
• Rules Compliance Letters	1756	↑ 39.8% over 2014 @ (1173 letters)
• Escrows Closed	447	↑ 14.4% over 2014 @ 387 sales
• Escrow Sales Prices	\$91,665,337.00	↑ 20.1% over 2014 @ \$74,928,538.00
• Aging receivables Collected	\$ 211,114.00	↑ 24.6% over 2014 @ \$164,855.00
• Membership fees Collected	\$ 1,044,827.00	
• ID Cards & Passes sold	\$ 22,472.00	
• Trust Review Fees collected	\$ 1,875.00	
• Registered Caregivers	338	
• Open Social Services Cases	156	
• Trust Reviews sent to attorney	304	
• Total Legal Cases 2015	17	
• Total Insurance Claims 2015	2	
• Pets Registered	Dogs 607	Cats 306 other/19 Total Pets: 932

Mutual Administration Committee	
• FHA Seminar – December 7 th /CH2/9-4	Light lunch served
• Liability Insurance – Passed by some/Stalled by others	Not globalized
• Review and Update of Welcome to Leisure World Book	In progress Mutual Admin Sub Com.
• Eligibility for Membership Dr. Note	Draft Policy - Going to Muts.in Jan 2016
• Prepare for Review POA/Trustees & Inheritance Guide	In Progress Mutual Admin Sub Com.
• Realtors Conference	January 29, 2016 CH 2 9:00 am

Aging Receivables								
Mutuals →	1	2	3	4	5	6	7	8
	\$24,494.00	\$32,716.00	\$8,371.00	\$14,226.00	\$11,331.00	\$8,537.00	\$21,898.00	\$2,906.00
Mutuals →	9	10	11	12	14	15	16	17
	\$11,786.00		\$6,370.00	\$8,501.00	\$1,242.00	\$56,216.00		\$2,520.00
								Total \$211,114.00

Escrow Recap

MUTUALS →	1	2	3	4	5	6	7	8	9	10	11	12	14	15	16	17	Total
Escrows Closed Through Nov. 2015	43	60	25	26	34	32	23	27	33	10	13	24	29	54	2	12	447

Unit Sales Price Recap

Total Money and Sales through November 2015	\$91,665,337.00	Total Sales	447
Total Money and Sales through November 2014	\$74,928,538.00	Total Sales	387
Total Money and Sales through November 2013	\$86,244,326.00	Total Sales	582
Total Money and Sales through November 2012	\$54,062,056.00	Total Sales	458

Actions Recap

Rules Letters		Trust Reviews		Total Pets		Registered Caregivers		Resource Liaison	
Mutual 1	279	Mutual 1	27	Mutual 1	112	Mutual 1	38	Mutual 1	21
Mutual 2	392	Mutual 2	33	Mutual 2	106	Mutual 2	23	Mutual 2	19
Mutual 3	37	Mutual 3	15	Mutual 3	67	Mutual 3	29	Mutual 3	9
Mutual 4	59	Mutual 4	28	Mutual 4	61	Mutual 4	20	Mutual 4	7
Mutual 5	135	Mutual 5	22	Mutual 5	61	Mutual 5	27	Mutual 5	15
Mutual 6	127	Mutual 6	20	Mutual 6	64	Mutual 6	15	Mutual 6	5
Mutual 7	34	Mutual 7	11	Mutual 7	49	Mutual 7	21	Mutual 7	16
Mutual 8	174	Mutual 8	23	Mutual 8	45	Mutual 8	12	Mutual 8	7
Mutual 9	111	Mutual 9	19	Mutual 9	75	Mutual 9	21	Mutual 9	7
Mutual 10	117	Mutual 10	6	Mutual 10	48	Mutual 10	26	Mutual 10	12
Mutual 11	19	Mutual 11	5	Mutual 11	39	Mutual 11	9	Mutual 11	7
Mutual 12	55	Mutual 12	20	Mutual 12	50	Mutual 12	30	Mutual 12	6
Mutual 14	45	Mutual 14	23	Mutual 14	58	Mutual 14	33	Mutual 14	8
Mutual 15	89	Mutual 15	38	Mutual 15	77	Mutual 15	29	Mutual 15	14
Mutual 16	15	Mutual 16	1	Mutual 16	5	Mutual 16	2	Mutual 16	2
Mutual 17	68	Mutual 17	13	Mutual 17	15	Mutual 17	3	Mutual 17	2
	1756		304		932		338		156

Report as presented by:
Carol Weller, Mutual Administration Director
Prepared on December 1, 2015



It's Winter in Our Hometown
The Mutual Administration Director's Report
January, 2016

*The Joy of the Holidays
Rests the Essence of Peace
And so it shall be....*

one person to another....

one kind act of humanity at a time



Hanukkah



Christmas



Kwanza

Happy Holidays to All

From Mutual Administration:

Carol Weller

Jodi Hopkins

Carol Day

Pam Westphal

Stephanie Louison