

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
SEAL BEACH LEISURE WORLD  
March 2, 2017**

The Regular Monthly Meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:00 a.m. by President Mandeville on Thursday, March 2, 2017, 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	Mrs. Berg, Chief Financial Officer
MUTUAL NINE	Ms. Schnauffer
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Mrs. Gillon
MUTUAL FOURTEEN	Mrs. Jorgenson
MUTUAL FIFTEEN	Mr. Friedman
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

**GUESTS**

Mrs. Damoci, GRF President  
Mr. Kozel, CFO, Kairos Wi-Fi  
Mr. Kartevold, CEO, Kairos Wi-Fi  
Ms. Keller, Director, Mutual Two  
Mrs. Fellows, CFO, Mutual Seven  
Ms. Winkler, Director, Mutual Ten  
Mrs. French, Secretary, Mutual Eleven  
Ms. Sprague, Secretary, Mutual Twelve  
Ms. Gassman, Vice President, Mutual Seventeen

**STAFF**

Mr. Ankeny, Executive Director  
Ms. Hopkins, Mutual Administration Director  
Mr. Weaver, Facilities Director  
Mrs. Whitlock, Recording Secretary

**INTRODUCTIONS/ANNOUNCEMENTS**

Mr. Mandeville welcomed guests and staff to the meeting, and each President introduced their invited guest(s) from their Board.

**GUEST SPEAKERS**

Mr. Kozel, CFO and Mr. Kartevold, CEO of Kairos Wi-Fi, presented a video on how they can improve our wireless service and what to expect in the near future as it relates to wireless technology.

**MINUTES**

Mr. Mandeville asked if there were any corrections to the February 2, 2017, Presidents' Council minutes. There being no corrections, the minutes were approved as printed.

**GRF PRESIDENT**

Mrs. Damoci reported that on February 23, 2017, the Community Access Ad-Hoc Committee approved to change everyone's ID cards with an up-to-date photo with a designation of either Member, Co-Occupant or Renter scheduled to take place in May.

Mrs. Damoci also reported that the GRF Representative of Mutual Ten, Mr. Bruce Scheuermann, has passed away and that there is currently an open seat on the GRF Board of Directors.

**MUTUAL ADMINISTRATION DIRECTOR**

Ms. Hopkins provided reports for the Stock Transfer Office and discussed her Mutual Administration statistics inclusive through February 2017.

**FACILITIES DIRECTOR**

Mr. Weaver gave a presentation about the water flow in the community. He also reported that continued preventative maintenance helps keep the drains clear and our streets from flooding.

**EXECUTIVE DIRECTOR**

Mr. Ankeny reported that Administration and the Stock Transfer staff are working on the Multiple-Certificate Holders' Project, which should be completed very shortly.

**EXECUTIVE DIRECTOR (continued)**

He also reported that due to the strong weather system on Friday, February 17, 2017, it resulted in localized flooding, standing water, and large areas of power outages due to downed power lines and transformer failures. Therefore, on February 28, 2017, the GRF Board approved the purchase and installation of a backup generator of 40,000 to 60,000 kilowatt output to maintain operations of critical components, i.e., servers, phone system, wireless array, and radio systems.

Additionally, documentation and photos were submitted to SCE on power poles throughout the community that are now "leaning," due to the strong weather system, and staff is working on emergency lighting during power outages for the restrooms located in all Clubhouses.

Mr. Ankeny reported that the stop light system on St. Andrews Drive and Golden Rain Road is unable to be upgraded, due to its age. GRF is looking into turning it into a flashing red light with a protective left-hand turn, which will be able to withstand winds with gusts in excess of 100 miles per hour.

Due to the heavy storms and strong weather system, Mr. Ankeny reported that the Orange County Flood Control has temporarily placed a hold on our permit for the Perimeter Wall Project for Sections J & K.

**OLD BUSINESS**

President Schnauffer reported that specific instructions should be initiated on what to do when a shareholder passes away and a lock-out is needed. She also would like to request information from Ms. Hopkins on these procedures and how to handle estates.

Following the discussion, Ms. Hopkins was asked to email the DOA procedures to all the Mutual Presidents, and place this issue on the Mutual agendas.

Following a discussion regarding the accuracy and validity of the "Doctor's Letter" document, it was

RESOLVED, To request that the Golden Rain Foundation (GRF) provide and include an ADA-compliant disclaimer in the "Doctor's Letter," which is provided by the Stock Transfer Office.

The MOTION passed with two abstentions (Berg, Jorgenson).

**NEW BUSINESS**

President Luther-Stark provided a handout and information on the Hotline system from Segway Communications that is used for incoming phone calls. She reported that Mutual One decided to establish a hotline in 2010 and that it has been an invaluable tool to their organization.

President Mandeville reported that the television may still be a part of the cable system.

President Mandeville posed the question, "What do you see for future planning ideas for GRF, 1-year; 5-years, and 10-years?"

After a brief discussion, President Grenrock stated that he would like to see high-rise buildings and one Board for all Mutuals. President Friedman stated that he would like to see change in the ownership models from co-operative to condominiums. GRF Vice President Stone stated that the Vision Statement of Leisure World should be determined by the Mutuals and not GRF. It was the consensus of the Council to postpone this item until next month to allow more time for consideration on this issue.

**PRESIDENTS' COMMENTS**

Dr. Coven stated that she does not like the use of the dais for the Presidents' Council meetings.

Mr. Garrett stated that he would like to see that we get a handle on the DOA process.

Mrs. Rotter reported that she attended her President's Roundtable meeting and it was nice to see everyone helping each other. She thanked the Presidents and GRF for an excellent meeting.

Ms. Schnauffer stated that she would like to see the volume turned down on the phone system when placed on hold.

Mrs. Gillon reported that she would like having the Presidents' Council meeting on the floor rather than the dais.

Mr. Friedman stated that he prefers the Council table and is opposed to using the dais, as this is not a Board.

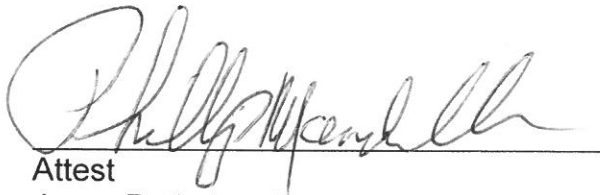
Mr. Hayes stated that he prefers to use the Council table also, and is opposed to using the dais.

**PRESIDENTS' COMMENTS (continued)**

Mr. Mandeville stated that the Council will continue to use the dais for 90 days and then an official vote will be taken.

**ADJOURNMENT**

Mr. Mandeville adjourned the meeting at 11:13 a.m.

A handwritten signature in cursive script, appearing to read "Joyce Rutledge", written over a horizontal line.

Attest

Joyce Rutledge, Secretary  
PRESIDENTS' COUNCIL

law/cd:03/03/17

**NEXT MEETING: Thursday, April 6, 2017,  
Clubhouse Four, at 9:00 a.m.**