

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
May 7, 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, May 7, 2015, in Clubhouse Four, followed by the *Pledge of Allegiance*.

MEMBERS PRESENT

MUTUAL ONE	Ms. Luther-Stark
MUTUAL TWO	Ms. Baker, Vice President/CFO
MUTUAL THREE	Mrs. Rutledge
MUTUAL FOUR	Mr. Slater
MUTUAL FIVE	Dr. Coven
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mr. Bennett
MUTUAL EIGHT	Mr. Fuqua
MUTUAL NINE	Ms. Wheeler, Director
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Ms. Findlay
MUTUAL FOURTEEN	Ms. Pepper
MUTUAL FIFTEEN	Mr. Crandall
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

ABSENT

MUTUAL TWO	Mr. Williams
MUTUAL NINE	Mr. Walz

GUESTS

Ms. Winkler, GRF Representative, Mutual Ten/GRF President
Ms. Almeida, Vice President, Mutual One
Mr. Harris, Director, Mutual Three
Ms. Trembly, Vice President, Mutual Five
Mrs. Rotter, Vice President, Mutual Seven
Ms. Berg, Vice President/CFO, Mutual Eight
Ms. Cummings, Vice President, Mutual Ten
Mr. Davies, Vice President, Mutual Eleven
Ms. Ferraro, Secretary/CFO, Mutual Twelve
Mrs. Jorgenson, Vice President, Mutual Fourteen
Mrs. Poe, Vice President/Treasurer, Mutual Seventeen

STAFF

Mr. Ankeny, Executive Director
Mrs. Weller, Mutual Administration Director
Mr. Weaver, Facilities Director
Ms. Knapp, Stock Transfer Supervisor
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 April 2, 2015, Presidents' Council minutes. There being none, Mr. Crandall declared the minutes approved as printed.

GUEST SPEAKER – Ms. Knapp

Ms. Knapp distributed to the Council members a sample of the new caregiver badge and pass that will soon be implemented (attached). The badge will be 4" x 6" and have a picture of the caregiver on the badge with terms and conditions on the back. Also, allowing caregivers to smoke was discussed which will be addressed by each individual Mutual Board.

Following questions, Ms. Knapp left the meeting at 9:10 a.m.

GRF PRESIDENT'S REPORT

GRF President Winkler introduced the attending GRF Representatives Reed, Lukoff, Hood, Rapp, Moore, and Snowden.

Ms. Winkler sent condolences to Ms. Snowden and Mutual Two on the loss of GRF Representative John DeMarco.

Ms. Winkler discussed issues the GRF is dealing with; such as, setting up a two-day training seminar for GRF and Mutual Directors which will take place June 29 and 30. If there are issues or areas that need to be covered, please let Mrs. Weller, Mr. Ankeny, or your GRF Representative know what they are so they may be addressed at the training seminar. Parliamentarian, Dr. Bishop, will also be back.

Ms. Winkler discussed insurance and the difficulty that the GRF has had trying to find a company that will offer insurance to cover Leisure World. Also, the GRF is looking for accounting firms to handle 17 individual businesses which is also a difficult task.

Ms. Winkler said on behalf of the GRF Board, thank you to every Mutual president, all directors, and volunteers, present and in the future, for your time and effort which is greatly appreciated. She also thanked all the GRF staff members for their hard work.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller discussed smoking caregivers and stated that she would be bringing additional information to the Board Meetings in July. In addition, she distributed a draft policy on personal property and liability insurance for review.

Mrs. Weller reviewed her Mutual Administration Quarterly Recap January through April 2015 (attached).

Mrs. Weller informed the Council members that Cindy Tostado has been hired as the new Mutual Administration Social Services Liaison. She comes from the Health Care Center and is well trained in hospice care. Mrs. Munholland will be training Ms. Tostado. Mrs. Weller said she will bring Ms. Tostado to some of the Board Meetings to see how things are run.

FACILITIES DIRECTOR'S REPORT

Mr. Weaver reported that the Edison LED Lightbulb Program is half done. The next step is the exterior light fixtures. He presented two types of lanterns which will go on patios and the sides of carports. It was the unanimous consensus of the Council members to select Light Fixture #1 (flat-surface-type lantern) to be ordered and installed. The next step will be the clubhouses and then the residences. Shareholders will have to be present for the patio and interior light installations.

Mr. Weaver informed the Council members that an Auto-Out representative will be giving a demonstration on the fire suppressants today at 1:30 p.m. in Physical Property. Mr. Weaver will ask the Video Club if they will tape the demonstration for those not able to attend.

Mr. Crandall discussed the Perimeter Wall and reported that Section B belongs to the GRF.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny discussed the Globe renovation and said a contingency fund has been set up but the cost of repairs is not yet known. More information will be forthcoming.

Mr. Ankeny discussed "Letters to the Editor" section in *The NEWS* that is returning. He said the letters cannot be slanderous, libelous, inflammatory or obscene, and calling any person or employee by name is unacceptable. *The NEWS* is not a public forum.

He stated that in any future memo from him to the Mutuals on FireStops and Auto-Outs, he will include "must follow printed label instructions for installation." These devices will not be able to be used in certain locations. It was recommended by the insurance company that the fire canisters be installed. In addition, he informed the Council that there will probably be a substantial increase in insurance rates next year due to the recent fires in Leisure World.

EXECUTIVE DIRECTOR'S REPORT (continued)

Mr. Ankeny discussed rumors. Facts need to be given, but sometimes it will take time to answer questions. If you have a question or concern, send him an e-mail or call him. He will always give you the truth. In addition, direct threats to him, staff members, or anyone in the community will not be taken lightly or tolerated and he will respond immediately. Lawful and legal steps to stop threats will be taken.

He reported that on June 29 and 30, an all-day training seminar for Mutual and GRF Directors will be held in Clubhouse Four from 8:30 a.m. to approximately 4:00 p.m. Speakers invited will be one of the Mutuals' legal counsel, the GRF's legal counsel, a reserves specialist who is a C.A.I. instructor, the GRF auditor, the insurance carrier, and the parliamentarian. More information will be forthcoming.

Mr. Ankeny stated that there will be a change in the Incident Reports. There will no longer be photos included. Photos will be forwarded directly to the GRF legal counsel for protection from possible and future litigation.

OLD COUNCIL BUSINESS

Mr. Garrett reported that the focus group does not yet have a report but will have one for the July Meeting. Mr. Fuqua stated that the insurance agent provided him with good information on insurance and accountability. Mrs. Weller has also created a draft policy which he said will be a starting point.

(Mr. Weaver left the meeting at 10:00 a.m.)

Ms. Findlay and Ms. Ferraro discussed Mutual Twelve's draft version of Policy 7731.12 – Internal Dispute Resolution – IDR and compared it to Mrs. Weller's globalized draft version of the same policy.

NEW BUSINESS

Mr. Crandall informed the Council members that there would be no June Presidents' Council Meeting due to the elections.

Mr. Crandall discussed inviting two landscape architects to be guest speakers at the July Presidents' Council Meeting to discuss landscaping and a direction that the Mutuals' should take due to the drought and other conditions at this time. The Council members agreed.

Mr. Slater discussed his experience with the Edison Company and the replacement of the transformers. He first received a postcard when they would be in his area, then a door hanger notice of postponement, and then three phone calls. Ms. Baker reported that in Mutual Two, the Edison personnel left a mess and also broken tree limbs. If a Mutual has any problems with the Edison Company, call Mr. Weaver or Mr. Rudge immediately.

PRESIDENTS' COMMENTS

Ms. Luther-Stark thanked all the Directors and Presidents here and wished them all well. She also thanked Mr. Crandall for his guidance.

Ms. Baker reported that on Mutual Two's ballot this year, the Board will be attempting to change the Bylaws so five Directors will be elected one year and four Directors the following year, which will result in two-year terms for Directors.

Mrs. Rutledge stated that the Mutuals must have an Annual Shareholders' Meeting.

Dr. Coven said Mutual Five has one-year terms for Directors and it is hard to get shareholders to serve. She wished everyone good-luck with their elections.

Ms. Pepper thanked Mr. Crandall and all of the Council members for being there when there were questions that needed answers.


Mr. Hayes said that it has been a great year and thanked everyone around the table and Mr. Crandall for a great job.

Ms. Winkler reported that the new microphones have arrived and hopefully, they will be ready to use for the next Presidents' Council Meeting.

Mr. Crandall said for those who are not running for re-election, good luck, and those that are running, hope to see you at the July Meeting. Also, refreshments will be hosted by Mutuals' Sixteen and Seventeen for the July Meeting.

ADJOURNMENT

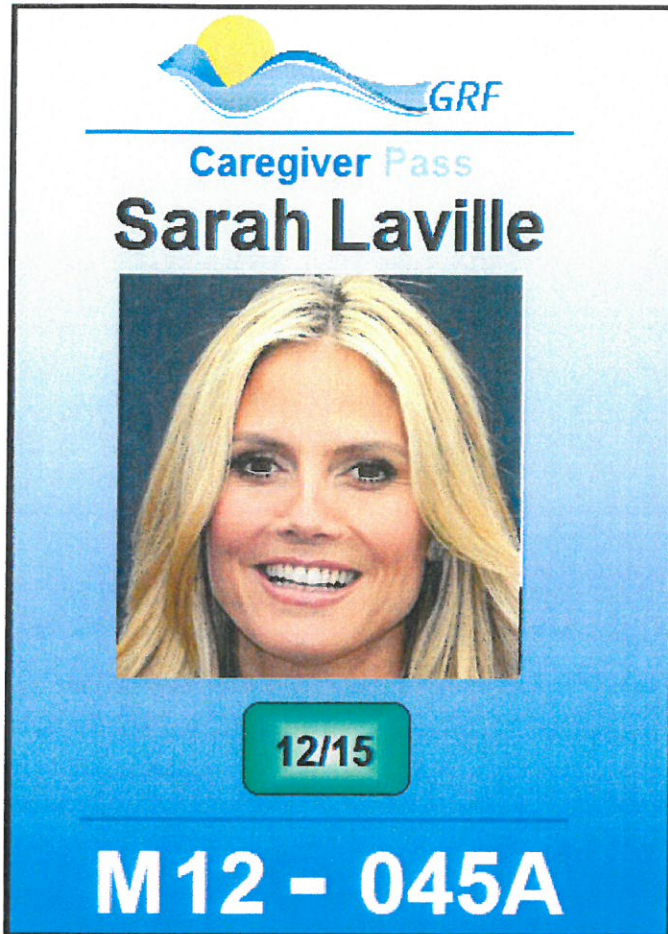
There being no further business, Mr. Crandall adjourned the meeting at 10:20 a.m.


Attest
Joyce Rutledge, Secretary
PRESIDENTS' COUNCIL
cd:5/11/15
Attachments

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

NEXT MEETING: JULY 2, 2015

Caregiver Passes and Badges



Terms and Conditions

1. Passes must be renewed every six months.
2. Passes must be worn at all times.
3. Passes may not be transferred or lent.
4. Caregivers must submit a driver's license or other form of picture I.D.
5. Part-time caregivers may use the laundry facilities for the resident's laundry only.
6. Full-time, live-in caregivers may use the laundry facilities for the resident's laundry and their personal laundry.
7. Caregivers may not bring in friends, family members or pets to visit.
8. Speed limit on our streets is 5-15-25 M.P.H..

**PASSES ARE THE PROPERTY OF THE
GOLDEN RAIN FOUNDATION AND WILL BE
CONFISCATED IF MISUSED.**

If found please return to:
Golden Rain Foundation
PO Box 2069
Seal Beach, CA 90740

DO NOT DUPLICATE

- The new passes will include the caregiver's name and photo, and the mutual and apartment number to which they are registered.
- The expiration date will be identified via a security tamper-evident hologram sticker. If someone tries to remove the sticker, the sticker and pass will be damaged.
- In addition to completing the caregiver application and providing the required documentation, caregivers will be required to come to Stock Transfer to have their photo taken and entered into the system.
- Passes will expire at the end of June and December. Shareholders and caregivers need to renew their application during that time. Upon renewal, a new hologram sticker will be provided reflecting the current expiration date.
- If a caregiver works for multiple residents, they will need to register for each resident.



Presidents' Council
May 7, 2015

Mutual Administration Quarterly Recap

January through April
2015

• Aging Receivables Collected	\$93,996.00 <\$70,337> ↑ 29% over 2014
• Rules Compliance Letters Sent	836 <443> ↑ 62% over 2014
• Escrows Closed	134 ↑ 17% over 2014
• Total Sales Prices	\$27,068,299.00 ↑ 19.5% over 2014
• Trust Request Letters to Attorney	107
• Legal Cases:10	Insurance Cases: 2
• Membership fees Collected	\$340,487.00
• Caregivers Registered	295
• Registered Dogs	578
• Registered Cats	304 Other (birds 13)

Mutual Administration Director
Carol Weller



Presidents' Council May 7, 2015

Mutual Administration Activity Recap Through April 2015

A. Aging Receivables

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Totals
Mutual 1	-0-	\$3,304	\$3,242	\$0									\$6,546
Mutual 2	\$11,024	\$2,518	\$0	\$0									\$13,542
Mutual 3	-0-	-0-	\$1,375	\$476									\$1,851
Mutual 4	\$10,827	-0-	\$0	\$3,339									\$14,226
Mutual 5	-0-	-0-	\$4,085	\$0									\$4,085
Mutual 6	-0-	-0-	\$1,486	\$0									\$1,486
Mutual 7	\$5,990	\$3,468	\$1,030	\$1,877									\$12,365
Mutual 8	-0-	-0-	\$0	\$2,906									\$2,906
Mutual 9	-0-	\$2,779	\$2,600	\$1,127									\$6,506
Mutual 10	-0-	-0-	\$0	\$0									\$0
Mutual 11	\$5,517	-0-	\$851	\$0									\$6,368
Mutual 12	-0-	\$1,100	\$1,477	\$0									\$2,577
Mutual 14	-0-	-0-	\$0	\$0									\$0
Mutual 15	\$5,727	\$175	\$5,983	\$9,147									\$21,032
Mutual 16	-0-	-0-	\$0	\$0									\$0
Mutual 17	-0-	\$504	\$0	\$0									\$504
Total	\$39,087	\$13,848	\$22,129	\$18,932									\$93,996

B. Rules Compliance Letters

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Totals
Mutual 1	0	19	170	1									199
Mutual 2	3	1	77	100									181
Mutual 3	1	0	5	2									8
Mutual 4	1	1	10	9									21
Mutual 5	4	2	4	4									14
Mutual 6	38	5	41	4									88
Mutual 7	1	4	4	0									9
Mutual 8	33	9	4	10									56
Mutual 9	16	14	13	2									45
Mutual 10	2	5	57	30									94
Mutual 11	2	1	4	4									11
Mutual 12	2	3	16	3									24
Mutual 14	2	2	3	1									8
Mutual 15	10	9	6	4									29
Mutual 16	0	0	0	2									2
Mutual 17	39	5	0	3									47
Total	154	80	423	179									836

Recap

Rules Compliance Letters sent 2015: 836	Total in 2014: 1244	Total in 2013: 749
--	----------------------------	---------------------------

C. Escrows Closed & Yearly Recap

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

Monthly Escrow Recap over 2014		SALES	
2015	Total Monthly Sale Year-to-Date – ↑17% over 2014	2015 → 134 2014 → 113	Total Money Sales Year-to-date 2015: \$27,068,299.00 ↑19.5 % over 2014
2014	Total Sales for year: 419		Total Money Sales Year to Date 2014: \$22,251,800.00
2013	Total Sales for year: 629		Total Money Sales Year to Date 2013: \$26,130,650.00
2012	Total Sales for year: 458		Total Money Sales Year to Date 2012: \$16,639,700.00

D. Trust Letters Sent to Attorney

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Totals
Mutual 1	1	0	3	2									4
Mutual 2	5	1	1	3									7
Mutual 3	1	0	0	5									2
Mutual 4	1	2	3	4									6
Mutual 5	2	3	2	2									7
Mutual 6	4	0	0	3									4
Mutual 7	1	1	1	1									3
Mutual 8	1	2	1	0									4
Mutual 9	1	1	4	0									6
Mutual 10	0	0	0	2									0
Mutual 11	0	1	1	1									2
Mutual 12	1	5	1	3									7
Mutual 14	3	3	1	2									7
Mutual 15	5	4	5	1									14
Mutual 16	0	0	0	0									0
Mutual 17	1	3	0	2									4
Total	27	26	23	31									107

E. Legal and Insurance Cases

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Legal	7	9	25	10								
Insurance	2	2	7	2								

F. Membership Fees Collected to date 2015:

\$340,487.00

G. Registered Pet Report

	Pets Dogs	Pets Cats	Other Pets		
Mut 1	72	32	3		
Mut 2	66	34	1		
Mut 3	44	22	1		
Mut 4	33	24	0		
Mut 5	37	14	1		
Mut 6	44	19	0		
Mut 7	30	22	1		
Mut 8	31	10	2		
Mut 9	52	18	0		
Mut 10	24	24	1		
Mut 11	27	15	1		
Mut 12	28	17	1		
Mut 14	40	15	0		
Mut 15	40	27	0		
Mut 16	3	3	0		
Mut 17	7	8	1		
Total	578	304	13	Total Pets	895

Caregivers Registered Report

	Caregivers Registered
Mut 1	19
Mut 2	31
Mut 3	34
Mut 4	21
Mut 5	18
Mut 6	13
Mut 7	15
Mut 8	11
Mut 9	23
Mut 10	23
Mut 11	12
Mut 12	20
Mut 14	23
Mut 15	25
Mut 16	1
Mut 17	6
Total caregivers	295

H. Social Services

Mutuals	Cases Open	Cases Closed	Types of Cases	Jan	Feb	Mar	Apr	May	Jun
1	10	2							
2	12	2	Total New Cases	21	11	17	9		
3	9	1	Closed Cases	12	22	12	17		
4	4	3	Home Visits	32	26	24	21		
5	7	2	Office Visits	25	12	5	8		
6	2	2	Calls	48	46	33	33		
7	5	1	County Reports	3	2	3	1		
8	4	0	Resource Information	23	12	12	6		
9	1	2	GRF Department Referral	15	12	3	10		
10	1	0	Health Care Center Referral	7	11	4	0		
11	5	0	Total →	186	154	113	105		
12	2	1							
14	3	1							
15	5	0							
16	1	0							
17	1	0							
Total	72	17							