

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
SEAL BEACH LEISURE WORLD  
May 4, 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, May 4, 2017, in Clubhouse Four, followed by the *Pledge of Allegiance*.

**MEMBERS PRESENT**

MUTUAL ONE	Ms. Luther-Stark
MUTUAL TWO	Ms. Baker
MUTUAL THREE	Ms. Ginthner
MUTUAL FOUR	Mr. Slater
MUTUAL FIVE	Dr. Coven
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mrs. Rotter
MUTUAL EIGHT	Ms. Thompson
MUTUAL NINE	Ms. Schnauffer
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Mrs. Gillon
MUTUAL FOURTEEN	Mr. Melody
MUTUAL FIFTEEN	Mr. Friedman
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

**GUESTS**

Ms. Eliason, CivicStone  
Mrs. Damoci, GRF President  
Mr. Singer, Director, Mutual One  
Mr. Knebel, Secretary, Mutual Two  
Ms. Cummings, Vice President, Mutual Ten  
Mr. R. Baker, Director, Mutual Eleven  
Mr. Carson, Vice President, Mutual Twelve  
Mrs. Jorgenson, Vice President, Mutual Fourteen  
Mrs. Obenauer, Vice President, Mutual Fifteen  
Ms. Gassman, Vice President, Mutual Seventeen

**STAFF**

Mr. Ankeny, Executive Director  
Ms. Hopkins, Mutual Administration Director  
Mr. Weaver, Facilities Director  
Ms. Knapp, Stock Transfer Supervisor  
Mr. Gomez, Safety/Emergency Coordinator  
Ms. Day, Recording Secretary

**INTRODUCTIONS/ANNOUNCEMENTS**

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

**MINUTES**

Mr. Mandeville asked if there were any corrections to the April 6, 2017, Presidents' Council minutes. There being no corrections, the minutes were approved as printed.

**GUEST SPEAKER**

Mr. Gomez gave a presentation on an automated external defibrillator (AED) and demonstrated how to use the defibrillator on an individual. The GRF has purchased 14 of these AED's to be used in the community in case of an emergency.

**GUEST SPEAKER**

Ms. Eliason is a subcontractor for the City of Seal Beach who discussed the Bathroom Accessibility Grant available to shareholders who would like to have their tubs cut down. The program is at no cost to the shareholder, if they qualify for the program. Applications are available on the City's website and the Mutual Board's will be addressing this issue at their Regular Monthly Board Meetings.

**GUEST SPEAKER**

Ms. Knapp announced that the date change for the new shareholder ID cards will start the week of July 10 at Clubhouse 6. A discussion followed on the procedure that will be followed and suggestions on how the verification of those shareholders who may not be able to come in for their pictures.

**FACILITIES DIRECTOR**

Mr. Weaver reported that DLD Insurance Company performed a site inspection in some of the Mutual laundry rooms and found that in some, GFCI outlets are needed. The Building Inspectors are currently checking all Mutual laundry rooms and will be submitting a list of the laundry rooms that need GFCI electrical outlets installed. In addition, Mr. Weaver has sent to all Presidents the pest control proposals for their Boards to review and vote on.

**MUTUAL ADMINISTRATION DIRECTOR**

Ms. Hopkins presented her Mutual Administration statistics inclusive through April 2017.

**MUTUAL ADMINISTRATION DIRECTOR (continued)**

Ms. Hopkins reported that all the Mutuals' Bylaws have been updated as of 2007. In addition, she stated that her department is preparing for the upcoming Mutuals' Annual Shareholders' Meetings.

**STOCK TRANSFER SUPERVISOR**

Ms. Knapp presented her Stock Transfer statistics inclusive through April 2017.

**EXECUTIVE DIRECTOR**

Mr. Ankeny reported that the GRF is currently looking for a new Security Chief. Also, he distributed a survey for Directors to fill out on the performance of each GRF department and its employees.

Mr. Ankeny stated that the Stock Transfer Office is very busy with legal requirements changing, which takes a lot of time in processing, especially title changes. Therefore, the Stock Transfer Office will be closed Friday, May 12 so that the staff can get caught up with no interruptions.

He discussed the MAC Committee coming out with a new glossary of definitions within the next 90 days, Stock Transfer packets will be revised, and he will be asking for one to two new Inspectors for the current work load and due to projects planned by Mutuals now and in the future.

Mr. Ankeny asked the Council members to consider globalizing Mutual policies which would help the various departments, shareholders, and help defer costs.

He reported that the GRF Board has approved funding to bring all the Trust streets up to compliance, has hired Urban Crossroads to bring all street signage up to compliance that the State of California recognizes. When all is in compliance and the streets are certified, the City will be able to come into the community and give live tickets on Trust streets for traffic infractions. In addition, Nelson Paving will be starting the paving project on May 22 in Leisure World.

**OLD BUSINESS**

Mr. Melody distributed and discussed the draft of Policy 7510 - Eligibility Requirements for individuals seeking approval to live in Leisure World. He asked that the Mutuals review the policy and bring their suggestions to the July Presidents' Council Meeting.

(Mr. Ankeny left the meeting at 11:13 a.m.)

**OLD BUSINESS (continued)**

Mrs. Rotter stated that the old Bylaws books (pink and yellow) are no longer valid due to the updates to the Mutuals Bylaws. There are no plans to do a reprint of the books.

**NEW BUSINESS**

The Council members discussed fluorescent light bulb replacements with LED bulbs. This issue will be taken to all Mutual Board Meetings for action.

**PRESIDENT'S COMMENTS**

Ms. Luther-Stark stated their re-piping is completed; all contractors are gone from the Mutual and they now have parking available; will be doing 15 buildings sewers per year; and parking fines will be brought to the Board for approval.

Ms. Baker stated the Mutual had a flood in four units and only one fan was available from Service Maintenance. Service Maintenance should have at least four fans available at all times for an emergency.

Ms. Ginthner thanked everyone – learning a lot – and the assistance from other Mutual Presidents and GRF departments has been wonderful, thank you.

Mr. Slater wished everyone a nice day.

Dr. Coven wished everyone luck on their upcoming elections.

Mrs. Rotter thanked the financial committee for looking out for our interests, and this is one of her favorite meetings.

Ms. Thompson said she has learned a lot and thanked everyone for their advice.

Ms. Schnauffer said she has learned a lot and now has more confidence with the group of people that have the same problems. Also, she said she was very disappointed that there was nothing on the front page of the paper about Joyce Rutledge and have notice that there have been in the past other articles about individuals (Presidents and GRF representatives) that have passed away on the front page.

Ms. Arlart said there have been challenges this past year and is grateful to Ms. Hopkins and Ms. Knapp for their support during that time.

Mrs. Gillon said this was her first year on this council and has enjoyed it. She said she did not expect to live in the first building that had a sewer failure in her Mutual, but the Presidents that have gone through it have helped her a lot. Thanks to everyone.

**PRESIDENT'S COMMENTS**

Mr. Melody thanked everyone and is surprised the things he has learned this year.

Mr. Friedman said it has been his first year as president and it has been a learning experience. This Council has been enormously helpful, and if reelected, looks forward to another year.

Mr. Mandeville asked if anyone had any extra radios or walkie-talkies available to donate to the CERT team who is not funded, to be used in case of an emergency, please let him know.

**ADJOURNMENT**

Mr. Mandeville adjourned the meeting at 11:55 a.m.



Attest, Phil Mandeville, President  
PRESIDENTS' COUNCIL  
cd:05/09/17

**NEXT MEETING: Thursday, July 6, 2017, at 9:00 a.m.**