

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
November 5, 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, November 5, 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	Ms. Kuhl, Secretary
MUTUAL FIVE	Dr. Coven
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mrs. Rotter
MUTUAL EIGHT	Ms. Berg, Vice President/CFO
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 FOUR	Mr. Slater
MUTUAL EIGHT	Mr. Fuqua

GUESTS

Saundra Massa-Lavitt, Seal Beach Councilwoman
Ms. Kuhl, Mutual Emergency Preparedness Council President
Ms. Winkler, GRF Representative, Mutual Ten/GRF President
Ms. Almeida, Vice President, Mutual One
Mr. Campbell, Vice President, Mutual Three
Ms. Trembly, Vice President, Mutual Five
Mrs. Rogers, Vice President, Mutual Seven
Ms. Berg, Vice President/CFO, Mutual Eight
Ms. Schnauffer, Director, Mutual Nine
Ms. Cummings, Vice President, Mutual Ten
Mr. Davies, Vice President, Mutual Eleven
Mr. Faucett, CFO, Mutual Fourteen
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. Weaver, Facilities Director
Mrs. Rodgers, Purchasing Manager
Mrs. Westphal, Mutual Recording Secretary

INTRODUCTIONS/ANNOUNCEMENTS

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

Mr. Crandall announced the following:

The Presidents' Council is a non-legislative body. It is a council that meets only to discuss shared concerns. We (Presidents' Council) have no voting power; a quorum is not required.

Discussion is restricted to Presidents and their guest. Presidents' guests may be another Director or any invited guest.

This is the Mutual Presidents' Council – our meeting. The GRF has their meeting and jointly, once a month, we have the Roundtable GRF Executive Committee/Presidents' Council.

What Mr. Melody in Mutual Fourteen is doing is an informal gathering of some Mutual Presidents that just want to talk. It has not been endorsed by this Council.

MINUTES

Mr. Crandall asked for corrections to the October 1, 2015, Presidents' Council minutes. Mr. Hayes noted a correction in that he was listed as being present at the October Meeting, but he was not present. After a motion by Mr. Grenrock and seconded by Mr. Welch, Mr. Crandall declared the minutes approved as corrected.

GUEST SPEAKER – Ms. Kuhl

Ms. Kuhl reported about the California Shakeout disaster drill. She said it went well and she was impressed that the community is back on its way to being prepared for an emergency situation. Some Mutuels even went to Level 4 during the drill which is playing out a triage situation as may be needed in a real emergency.

GUEST SPEAKER – Mr. Mandeville

Mr. Mandeville gave a PowerPoint presentation about the fire in Mutual Eleven. He showed pictures and talked about the events of the day, as well as the aftermath. The Council members discussed fires and fire prevention.

PURCHASING DEPARTMENT

Mrs. Rodgers reported that the SmartBurners are in stock now and more are ordered; she has information on which cooktops they do not work on.

She reported that the hardwired 10-year battery smoke detector alarms are now in stock (\$19.27). Mrs. Rodgers presented a product called Mosquito Dunks (\$9.89) that are for use in standing water. They are safe for birds and pets and kill mosquito larva.

PURCHASING DEPARTMENT (continued)

After hearing some complaints from Council members about the Kenmore refrigerators, she said she will check on more types and/or brands.

Mr. Weaver reminded everyone that only certain sizes will fit in the Mutuals' kitchen cabinets and they will have to be altered if larger sizes are desired.

FACILITIES DIRECTOR'S REPORT

Mr. Weaver showed a picture of the cooktop that the SmartBurners do not work on. It is the cooktop with the controls in the bottom corner.

He said one way to help prevent fires from spreading is doubling up on drywall when remodels are done.

He reported that the City water inspector is still coming around and checking the community. Repairs to problem areas should be done before checked by the inspector.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller presented her Mutual Administration Director's Report Inclusive through October 2015 (attached).

She said the new Office Secretary in the Mutual Administration Office is still being trained, so there may be a few bumps along the way.

She reminded all Directors to attend the Mutual and GRF Board Training Seminar on December 7 (see attached information).

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny reported that the GRF was able to obtain fire insurance, but it was not easy. The underwriters saw how hard the GRF and the Mutuals are trying to implement ways to prevent fires from happening.

He said the community has to be prepared for the El Nino expected in January. The GRF has \$5 million in flood insurance coverage and it is trying for an additional \$5 million; it is \$5 million per occurrence. Being proactive is important. The storm drains are being cleaned, sandbags are available, and rain gutters and extensions are being cleaned and repaired.

Mr. Ankeny reported that the mosquito count has declined in the community. The Haynes Power Plant area is a major breeding area.

He reported that there will be no Incident Reports done against Board members if the Board member is just trying to do his/her job. Complaints about Directors from shareholders should be directed to Mrs. Weller or the particular Mutual Board.

EXECUTIVE DIRECTOR'S REPORT

Emotional Support Animals (ESAs) are becoming a great concern for the community. The City has strong ordinances regarding this, and he is working with the City about how ESAs will affect Leisure World. He said that Long Beach Animal Control is watching Leisure World and may come in and stop people to see if their animal has a license.

Mr. Ankeny reported that a field counseling office will be installed in Leisure World in Building 5 to assist shareholders/residents with Medicare and other pertinent agencies.

OLD COUNCIL BUSINESS

Mr. Garrett asked for a count of the Presidents as to how many have adopted the global policy regarding insurance requirements. Only three Mutuals have passed this policy and the others have many concerns that need addressing.

NEW BUSINESS

Mr. Ankeny reported that the Orange County Fire Authority is in the community a lot. They have expensive trucks and in some areas the community's trees are scratching them. They will be requiring that the trees be cut. Also, there is now a procedure implemented where 911 is the only number to call in case of an emergency. The Security Department is not to be called, and the Care units will no longer be responding to emergency calls alone.

A representative from the Orange County Fire Authority will attend the next Presidents' Council Meeting to present information.

PRESIDENTS' COMMENTS

There were few Presidents' comments. Ms. Luther-Stark said that Directors are not receiving enough basic training about being a Director; several Mutuals have bought units in their Mutuals; a thanks to Service Maintenance for bringing generators to those in need when SCE has turned off electricity; Mr. Mandeville offered a copy of his presentation today; the Seal Beach Emergency Dispatch telephone number to call in lieu of 911 is 562-594-7232; Mr. Melody's Presidents' get-togethers are not really meetings, they are just to share information; Mr. Hayes suggested buying an induction cooktop to avoid fires.

ADJOURNMENT

There being no further business, Mr. Crandall adjourned the meeting at 11:00 a.m.


Attest
Joyce Rutledge, Secretary
PRESIDENTS' COUNCIL

pw:11/10/15
Attachments

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

NEXT MEETING: DECEMBER 3, 2015



Mutual Administration Director's Report Inclusive Through October, 2015

President's Council – November 5, 2015
Mutual Administration Committee – November 10, 2015

R e c a p		
Mutuals 1 Through 17		
• Rules Compliance Letters	1687	↑ 50.9% over 2014 @ (1002 letters)
• Escrows Closed	417	↑ 15.5% over 2014 @ 357 sales
• Escrow Sales Prices	\$85,470,837.00	↑ 20.1% over 2014 @ \$69,846,638.00
• Aging receivables Collected	\$ 202,008.86	↑ 30.9% over 2014 @ \$147,830.00
• Membership fees Collected	\$ 102,358.00	
• ID Cards & Passes sold	\$ 22,007.00	
• Distribution Copy Ctr. Collections	\$ 3,350.00	
• Trust Review Fees collected	\$ 875.00	
• Registered Caregivers	267	
• Total Open Social Services Cases	151	
• Trust Reviews sent to attorney	265	
• Total Legal Cases 2015	14	
• Total Insurance Claims 2015	1	
• Pets Registered	Dogs 600	Cats 307 other/18 Total Pets: 925

Mutual Administration Committee	
• Mutual Attorney's Opinions re: Liability Insurance	Complete-Heading to Mutual Boards
• Review and Update of Welcome to Leisure World Book	In progress Mutual Admin Sub Com.
• Prepare for Review POA/Trustees & Inheritance Guide	In Progress Mutual Admin Sub Com.
• Review of Pet Policy & ESA Federal Requirements	Complete-Heading to Mutuals & MAC
• Review of Eligibility Dr. Note	Draft Policy - finished-Going to Muts.
• Scope of Duties for Member Resource and Assistance Liaison	Complete going to Mac

Aging Receivables								
Mutuals →	1	2	3	4	5	6	7	8
	\$18,806.54	\$32,716.90	\$8,371.00	\$14,226.00	\$11,331.00	\$7,743.42	\$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	\$53,591.00		\$2,520.00
								Total \$202,009.86

Escrow Recap

MUTUALS →	1	2	3	4	5	6	7	8	9	10	11	12	14	15	16	17	Total
Escrows Closed Through Oct. 2015	40	58	22	25	32	28	21	24	31	10	13	23	26	50	2	12	417

Unit Sales Price Recap

Total Money and Sales through October 2015	\$85,470,837.00	Total Sales 417
Total Money and Sales through October 2014	\$69,846,638.00	Total Sales 357
Total Money and Sales through October 2013	\$81,280,326.00	Total Sales 555
Total Money and Sales through October 2012	\$47,673,156.00	Total Sales 404

Actions Recap

Rules Letters		Trust Reviews		Total Pets		Registered Caregivers		Resource Liaison	
Mutual 1	270	Mutual 1	22	Mutual 1	111	Mutual 1	39	Mutual 1	22
Mutual 2	388	Mutual 2	28	Mutual 2	106	Mutual 2	23	Mutual 2	19
Mutual 3	37	Mutual 3	13	Mutual 3	67	Mutual 3	29	Mutual 3	9
Mutual 4	51	Mutual 4	25	Mutual 4	61	Mutual 4	20	Mutual 4	8
Mutual 5	119	Mutual 5	18	Mutual 5	59	Mutual 5	26	Mutual 5	13
Mutual 6	121	Mutual 6	20	Mutual 6	63	Mutual 6	14	Mutual 6	5
Mutual 7	30	Mutual 7	11	Mutual 7	49	Mutual 7	19	Mutual 7	14
Mutual 8	173	Mutual 8	20	Mutual 8	43	Mutual 8	11	Mutual 8	8
Mutual 9	106	Mutual 9	17	Mutual 9	75	Mutual 9	21	Mutual 9	7
Mutual 10	112	Mutual 10	6	Mutual 10	50	Mutual 10	22	Mutual 10	12
Mutual 11	18	Mutual 11	5	Mutual 11	39	Mutual 11	9	Mutual 11	5
Mutual 12	54	Mutual 12	17	Mutual 12	49	Mutual 12	30	Mutual 12	5
Mutual 14	40	Mutual 14	20	Mutual 14	56	Mutual 14	31	Mutual 14	6
Mutual 15	86	Mutual 15	31	Mutual 15	77	Mutual 15	27	Mutual 15	14
Mutual 16	15	Mutual 16	-0-	Mutual 16	5	Mutual 16	2	Mutual 16	2
Mutual 17	67	Mutual 17	12	Mutual 17	16	Mutual 17	3	Mutual 17	2
	1687		265		926		326		151

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



Office of the Mutual Administration Director
November 2015

Mutual Carrying Charge Comparison Report

Mutual	No. of Apts.	Carrying Charges 2016	Change from 2015
One	844	\$331.63	+\$ 2.45
Two	864	\$369.00	+\$33.55
Three	432	\$316.69	+\$ 8.31
Four	396	\$337.71	+\$9.32
Five	492	\$315.12	+\$18.84
Six	408	\$296.40	*\$00.00
Seven	384	\$349.95	+\$ 9.36
Eight	348	\$309.40	+\$21.42
Nine	384	\$323.76	+\$32.76
Ten	276	\$307.94	+\$12.00
Eleven	312	\$334.91	+\$18.25
Twelve	452	\$330.45	+\$24.77
Fourteen	328	\$323.14	+\$14.93
Fifteen	502	\$341.82	+\$ 9.95
Sixteen	60	\$361.68	+\$14.56
Seventeen	126	\$330.00	+\$12.88

Mutual	Highest/ Lowest Ranking	Carrying Charges 2016	Mutual	Highest/ Lowest Ranking	Carrying Charges 2016
Two	1	\$369.00	Seventeen	9	\$330.00
Sixteen	2	\$361.68	Nine	10	\$323.76
Seven	3	\$349.95	Fourteen	11	\$323.14
Fifteen	4	\$341.82	Three	12	\$316.69
Four	5	\$337.71	Five	13	\$315.12
Eleven	6	\$334.91	Eight	14	\$309.40
One	7	\$331.63	Ten	15	\$307.94
Twelve	8	\$330.45	Six	16	\$296.40



MUTUAL and GRF Board Training Seminar

Monday December 7, 2015
9am to 4pm
Clubhouse 2

All Mutual and GRF Board Member are invited to attend an informative day on the following topics:

- Fair Housing (DEFH)
- Rules and Regulations
- IDR and ADR
- Alzheimer's and Dementia (Communication Tips)

Lunch will be provided, Please confirm your attendance by November 27th to the Mutual Administration Office

"To know that we know what we know, and to know that we do not know what we do not know, that is true knowledge"

Nicolaus Copernicus

Seminar

Mutual and GRF Board

Monday December 7, 2015

9am to 4pm

Clubhouse 2

8:30am to 9am – Coffee, snacks and Conversation

9am to 12pm - Jeffrey A. Beaumont, Esq., Beaumont Gitlin Tashjian

- Fair Housing (DEFH) What we should all know
 - Overview of the Law
 - Disability Discrimination
 - Request for Accommodations
 - Responding to Request for Accommodations
 - Typical Requests
 - Discrimination Claims
 - Managing Risk of Claims

12pm to 1pm – Lunch

1pm to 3pm – Steven A. Roseman, Esq. Roseman & Associates

- Rules, Regulations and Policies
 - Reasonable and Enforceable
 - Drafting Rules and Policies
 - Enforcement
 - IDA and ADR

3pm to 4pm – Ben Allen, Alzheimer's Association of Orange County

- Alzheimer's and Dementia
 - i. General Symptoms
 - ii. Communications Tips and Advice

Bios of Presenters



JEFFREY A. BEAUMONT, ESQ. is senior partner for the law firm Beaumont Gitlin Tashjian - a full service community association law firm with offices in Woodland Hills, Inland Empire, Bakersfield, Orange County, and San Luis Obispo.

Mr. Beaumont has over fourteen years of experience providing general counsel and litigation services to his firm's community association clients. Mr. Beaumont has also successfully defended several community association clients from multi-million dollar claims, and has obtained millions of dollars in recoveries for his firm's clients in complex litigation.

Mr. Beaumont is an active member of California Association of Community Managers (CACM), serving as a member of its faculty and legal advisory steering committee, and the Community Associations Institute (CAI), serving on its National Faculty, member of the Executive Committee of the California Legislative Action Committee (CLAC) and past President of several Southern California chapters. Mr. Beaumont is a member of the College of Community Association Lawyers, a group of less than 150 distinguished lawyers throughout the country. Mr. Beaumont is an AV, Preeminent Rated attorney with Martindale-Hubbell

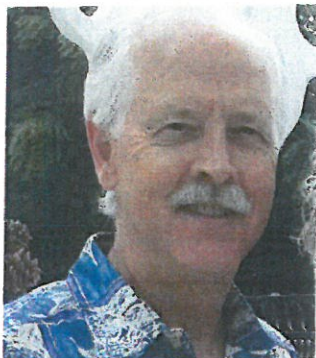


STEVEN A. ROSEMAN, ESQ. is the founder and senior partner in the law firm of Roseman & Associates, APC, which has offices in Southern California.

Mr. Roseman specializes in the practice of Real Estate Law and represents commercial, retail, mixed-use, multi-family, and residential property owners in all aspects of real estate legal issues, transactional and litigation matters. Mr. Roseman has experience in negotiating all

aspects of real estate transactions, including drafting and/or revising purchase and sale and related documents, loan documents, entity formation, operating/shareholder agreement, legal opinion letters, lease documents, construction agreements and related matters. Mr. Roseman has significant trial experience in dealing with partnership/member/shareholder disputes, easement issues, non-disclosure matters, construction and defective construction/soil subsidence claims.

Mr. Roseman also has significant experience in representing common interest developments in the Creation and Amendment of Governing Documents, Contract Negotiations, Litigation (both enforcement and defense), Construction Defect/Land Subsidence Litigation and Bad Faith Litigation. Over the past 18 years, Mr. Roseman has represented hundreds of condominium and homeowners associations in dealing with both their transaction needs and litigation related issues. Mr. Roseman lectures extensively to trade and industry groups on issues relating to real estate matters, condominium and homeowners associations and construction defect litigation. He has authored various articles and was a contributing author to the 2006, 2007, and 2008 Cumulative Supplements to the 3rd edition of the book "Handling Construction Defect Claims: Western States."



Ben Allen, is an educational speaker for the Alzheimer's Association – a leading voluntary health organization in Alzheimer's care, support and research.

Mr. Allen is currently a care partner for his wife, Judy who was diagnosed with Alzheimer's disease in 2009. He retired from a 33 year career with AT&T in 2011 while holding a wide variety of management positions in the Engineering and Operations departments. Many of his assignments involved managing special projects, developing and presenting training material to technicians and managers, and project briefing presentations to senior executives. He and his wife, Judy were also pre-marital counselors and facilitators of the marriage enrichment curriculum at Valley Christian Center in Dublin, California for over 20 years.