

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
October 1, 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, October 1, 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. Doderio
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Mr. Welch
MUTUAL FOURTEEN	Mr. Faucett, Chief Financial Officer
MUTUAL FIFTEEN	Mr. Crandall
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

ABSENT

MUTUAL FOURTEEN	Mr. Melody
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GUESTS

Mrs. Sandra Massa-Lavitt, Councilwoman, City of Seal Beach
Mr. Bassan, Community Development Director, City of Seal Beach
Mr. Cajar, Environmental Compliance, City of Seal Beach
Mr. Escavado, Water Supervisor, City of Seal Beach
Ms. Winkler, GRF Representative, Mutual Ten/GRF President
Ms. Stone, GRF Representative, Mutual Three/GRF Treasurer
Ms. Kuhl, Mutual Four Secretary/Mutual Emerg. Preparedness Council Chair
Ms. Almeida, Vice President, Mutual One
Ms. Esslinger, Director, Mutual Two
Mr. Campbell, Vice President, Mutual Three
Mr. Meznick, Director, Mutual Five
Mrs. Rogers, Vice President, Mutual Seven
Ms. Berg, Vice President/CFO, Mutual Eight
Ms. Liebel, Secretary, Mutual Nine
Ms. Cummings, Vice President, Mutual Ten
Ms. Ferraro, Vice President/CFO, Mutual Twelve
Mrs. Jorgenson, Director, Mutual Fourteen
Mrs. Obenauer, Vice President, Mutual Fifteen

STAFF

Mr. Ankeny, Executive Director
Mrs. Weller, Mutual Administration Director
Mr. Weaver, Facilities Director
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 September 3, 2015, Presidents' Council minutes. Upon a MOTION duly made by Dr. Coven and seconded by Mr. Fuqua, it was

RESOLVED, To approve the September 3, 2015,
Presidents' Council minutes, as printed.

The MOTION passed.

GUEST SPEAKER – Messrs. Bassan, Cajar, Escavedo

Councilwoman Massa-Lavitt introduced from the city of Seal Beach, Community Development Director Jim Bassan, Water Conservation Inspector Glen Cajar, and Water Supervisor Derrick Escavedo.

Mr. Bassan distributed and discussed a flyer on Governor Brown's Drought Executive Order of April 1, 2015, to update the State's Model Water Efficient Landscape Ordinance (EO B-29-15) through expedited regulation. Some revisions are: more efficient irrigation systems, incentives for graywater usage, onsite stormwater capture, and limiting the portion of landscapes that can be planted with high water use plants.

Mr. Cajar distributed a flyer on a portion of the city's Municipal Code on watering and said he is the person that comes into the community looking for water waste (violations) due to broken sprinklers, leaks, rinsing down of walkways, water runoff, etc. He also distributed a flyer on rebates for sprinkler timers and nozzles, drip irrigation, rain barrels, clothes washers, and toilets.

Mr. Escavedo discussed his role in assessing water breaks and repairs. He said the city has a system showing pressure zones that tells if there are any leaks in the water system and where they are located.

Messrs. Bassan, Cajar, and Escavedo left the meeting at 9:25 a.m.

GRF PRESIDENT'S REPORT

GRF President Winkler introduced the attending GRF Representatives Damoci, Reed, Lukoff, Hood, Rapp, Stone, and Moore. She announced that there will be a Celebration of Life Memorial Service for Larry Blake on October 10 in Clubhouse Four at 1:00 p.m. In addition, she stated that GRF Representative Joy Reed and the Mutual Administration Committee are rewriting the information booklet given to new shareholders and working on information regarding bereavement and steps to take for family members and others.

GRF Representative Stone gave a presentation of the GRF 2016 Operating Budget that was approved on September 22.

GOLDEN AGE FOUNDATION

GRF Vice President Damoci announced that the Flu Clinic is starting on Friday, October 9. Also, she read a letter from Golden Age Foundation President Maureen Habel concerning orientation meetings for new shareholders. Ms. Habel would be happy to attend Mutual Board Meetings to talk about the organization's programs and services to the community. In addition, the Golden Age yearly dinner will be on October 17 and there are still seats available.

PURCHASING MANAGER'S REPORT

Mrs. Rodgers reported that SmartBurners are on order and will be for sale in the Purchasing Department at a cost of \$203.27 per set of four. Also available are the microwave sets at \$46.41 for certain microwaves. In addition, Purchasing currently has the 10-year wireless battery smoke alarms at a cost of \$19.27 and a hard-wired smoke alarm with a 10-year battery is also available.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

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

Mrs. Weller discussed the legal opinions she received on ESA (emotional support animals) and also the doctors' notes that are required to live independently in the community. These two issues will need to be vetted through each of the Mutual's attorneys and a policy drafted on ESA pets. If you have any questions on fair housing, e-mail them to either Mr. Ankeny or Mrs. Weller to be discussed at the training seminar.

GUEST SPEAKER – Ms. Kuhl

Ms. Kuhl discussed the new Mutual Emergency Preparedness Council. She is president and Ms. Johnstone was appointed secretary. The Mutuals have appointed one person from their Mutual to serve on the Council. The purpose of the Council is an exchange of ideas. At the first meeting on September 30, 13 Mutuals were represented. The outcome is that Leisure World is not prepared for a disaster. Each Mutual will need to decide how to proceed.

FACILITIES DIRECTOR'S REPORT

Mr. Weaver discussed smoke detectors in units. He said if the shareholder has done a remodel past 1978 and added square footage, then a new requirement is to have one smoke detector outside of each bedroom. The additional two smoke detectors are the responsibility of the shareholder to pay for. Also, smoke detectors will be checked during all of the fire/safety inspections for all Mutuals and smoke detectors over 10 years old must be replaced, which is a shareholder expense.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny distributed and discussed a flyer (attached) on the Mutual and GRF Board Training Seminar on Monday, December 7, in Clubhouse Two, at 9:00 a.m. to 4:00 p.m. Also, he discussed the issue of having problems finding rooms for various meetings.

Mr. Ankeny discussed his meeting with the insurance underwriters who are very concerned with this community and was impressed with the efforts the community is taking. A special Finance Committee Meeting will be scheduled for early November for a presentation on the insurance coverage for 2016 and all of the Mutual Board's will be invited to attend.

Mr. Ankeny discussed a shareholder's concern on how the GRF handles their money and the use of debit cards. When using the debit card, every purchase is tracked, every penny noted, and when the purchase is made. There is no misuse of the card and it is very prudent in purchasing items. The GRF has nothing to hide from shareholders.

Mr. Ankeny stated that kitchen fires are the #1 cause of fires nationally. He stated that another fire seminar might be planned next year. In addition, an article is coming in *The NEWS* on the use of candles and their danger.

OLD COUNCIL BUSINESS

Mr. Garrett discussed the Insurance Review/Focus Group's report on mandatory insurance for all shareholders and a new policy. He thanked the following individuals for their help in this endeavor: Jim Williams, Bob Walz, Lucille Findlay, Clarence Fuqua, Bob Slater, Phil Mandeville, Joyce Rutledge, and Darse Crandall.

Mrs. Weller reviewed the new Policy 7586.G – Personal Property and Liability Insurance. Some of the important issues contained in the policy are:

- Shareholders shall maintain general liability insurance at their own expense.
- Shareholders shall provide proof of insurance naming the Mutual as the "Additional Insured."
- Shareholders shall be liable for their negligence resulting in damages to persons or property.
- Shareholders shall obtain coverage for their own living expenses in the event of an incident.

- Shareholders shall be required within 60-days of the passage of this policy to provide proof of insurance to the Mutual.
- If found to be at fault for an insurance incident which triggers the deductible, shareholder shall be responsible to reimburse the Mutual for that deductible.

Mr. Ankeny stated that he has found three companies that could monitor the insurance policies for the Mutuals.

Mr. Mandeville stated that he felt there was no longer a need for a Self-Insurance Fund because if Policy 7586.G is adopted by all Mutuals, everyone will be required to have insurance.

NEW BUSINESS

Mr. Dodero asked Mr. Weaver about refunds for the recycling bins. Mr. Weaver stated that the cost to pick up the recycle bins costs more than the refunds the Mutuals would receive. Also, the current contract will not expire until 2022.

PRESIDENTS' COMMENTS

Ms. Luther-Stark said she has shareholders questioning why they cannot park in Mutual Seventeen (because they own the parking places; it is their property).

Ms. Baker informed the Council that they are replacing the current contractor doing their roofs and hiring the contractor reroofing Mutual One's buildings.

Dr. Coven complimented everyone who worked on the draft of Policy 7586.G – Personal Property and Liability Insurance.

Mr. Garrett reported that his Mutual is installing FireStop suppressants in their units.

Mrs. Rotter stated that concerning the new pet policy, only one attorney should be used to review the policy and not all the Mutual attorneys.

ADJOURNMENT

There being no further business, Mr. Crandall adjourned the meeting at 11:28 a.m.

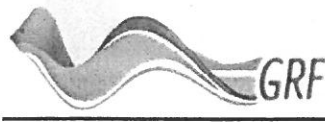

Attest, Joyce Rutledge, Secretary
PRESIDENTS' COUNCIL

cd:10/07/15

Attachments

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

NEXT MEETING: NOVEMBER 5, 2015



Mutual Administration Director's Report Inclusive Through September, 2015

President's Council – October 1, 2015

Mutual Administration Committee – October 13, 2015

Recap

Mutuals 1 Through 17		
• Escrows Closed	362	↑ 12.6% over 2014 @ 318 sales
• Escrow Sales Prices	\$72,811,849.00	↑ 16.5% over 2014 \$61,765,438.00
• Aging receivables Collected	\$195,199.86	↑ 43% over 2014 @ (\$126,406.00)
• Rules Compliance Letters	1638	↑ 53% over 2014 @ (951letters)
• Membership fees Collected	\$753,694.00	
• Registered Caregivers	267	
• Distribution Copy Ctr. Collections	\$2,590.00	
• ID Cards & Passes sold	\$19,497.00	
• Pets Registered	Dogs 600	Cats 307 other/18 Total Pets: 925
• Total Open Social Services Cases	95	
• Trust Reviews sent to attorney	265	
• Total Legal Cases 2015	14	
• Total Insurance Claims 2015	1	

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	Complete-Heading to Mutuals & MAC
• 2016 Budget for Mutual Admin & Stock Transfer	Approved

Aging Receivables

Mutuals →	1	2	3	4	5	6	7	8
	\$18,053.54	\$32,716.90	\$8,371.00	\$14,226.00	\$11,331.00	\$3,887.42	\$21,898.00	\$2,906.00
Mutuals →	9	10	11	12	14	15	16	17
	\$11,786.00	-0-	\$6,370.00	\$8,501.00	\$1,242.00	\$51,391.00	-0-	\$2,520.00
								Total \$195,199.86

Recap by Mutual Breakdown

Mutuals →	1	2	3	4	5	6	7	8	9	10	11	12	14	15	16	17	Total
Mutual Letters	257	374	34	56	41	111	24	168	102	106	16	44	29	80	14	63	1519
Trust Letters	22	28	13	25	18	20	11	20	17	6	5	17	20	31	-0-	12	265
Pets Registered	110	104	67	61	60	63	49	43	76	51	42	48	54	76	5	16	925
Caregivers	37	21	29	20	23	13	18	10	18	21	9	29	23	22	2	3	298
Social Services	16	14	9	6	10	3	8	4	3	4	3	2	4	7	1	1	95

Escrows by Mutual - Monthly Recap

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
Mutual 1	3	4	2	7	1	4	8	3	3				
Mutual 2	3	3	6	3	4	7	2	10	11				
Mutual 3	2	0	1	3	3	3	4	2	0				
Mutual 4	1	1	1	4	3	5	4	1	3				
Mutual 5	2	2	2	8	3	3	3	1	4				
Mutual 6	0	1	4	3	4	2	7	4	0				
Mutual 7	2	1	2	1	3	2	4	3	0				
Mutual 8	2	4	4	1	2	2	4	1	1				
Mutual 9	0	3	1	3	5	4	6	2	4				
Mutual 10	0	1	1	1	0	1	0	0	4				
Mutual 11	0	1	0	5	1	0	3	1	0				
Mutual 12	0	2	2	4	1	2	2	1	3				
Mutual 14	0	2	4	2	3	3	1	2	3				
Mutual 15	5	1	7	5	3	5	7	6	6				
Mutual 16	0	0	0	0	0	0	1	1	0				
Mutual 17	0	1	0	0	1	2	2	2	3				
Total	20	27	37	50	37	45	58	40	45				362

Unit Sales Price Recap

Total Escrow Money Sales through September 2015	\$71,811,849.00
Total Escrow Money Sales for Year 2014:	\$81,437,558.00
Total Escrow Money Sales for Year 2013:	\$60,704,606.00
Total Escrow Money Sales for Year 2012:	\$95,240,826.00

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



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