

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
SEAL BEACH LEISURE WORLD  
September 7, 2017**

The Regular Monthly Meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:04 a.m. by President Mandeville on Thursday, September 7, 2017, in Clubhouse Four, followed by the *Pledge of Allegiance*.

Mr. Mandeville read a statement of apology to the Council members for a remark he made at the August Presidents' Council.

**MEMBERS PRESENT**

MUTUAL ONE	Ms. Luther-Stark
MUTUAL TWO	Mrs. Esslinger, Vice President
MUTUAL THREE	Ms. Ginthner
MUTUAL FOUR	Mr. Slater
MUTUAL FIVE	Dr. Coven
MUTUAL SIX	Mr. Dowd
MUTUAL SEVEN	Mrs. Rotter
MUTUAL EIGHT	Ms. Thompson
MUTUAL NINE	Mrs. Schnaufer
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Mrs. Gillon
MUTUAL FOURTEEN	Mr. Melody
MUTUAL FIFTEEN	Ms. Dunagan
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

**ABSENT**

MUTUAL TWO	Ms. Baker
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**GUESTS**

Mr. Selich, Land Development & Management  
Mr. Campbell, LA Seismic President  
Mr. Farmer, LA Seismic, LLC  
Mr. Clayton, Cal Tech Seismologist  
Mr. Stanford, LA Seismic IT  
Ms. Stone, GRF President  
Ms. St Aubin, Secretary, Mutual One  
Ms. Keller, Director, Mutual Two  
Ms. Kuhl, Director, Mutual Four  
Mr. Powell, Director, Mutual Five  
Mrs. Fellows, Chief Financial Officer, Mutual Seven  
Ms. Cummings, Vice President, Mutual Ten  
Mr. Faucett, Chief Financial Officer, Mutual Fourteen  
Mr. Webster, Chief Financial Officer, Mutual Fifteen  
Ms. Gassman, Vice President, Mutual Seventeen

**STAFF**

Mr. Ankeny, Executive Director  
Ms. Hopkins, Mutual Administration Director  
Mr. Bristow, Security Services Director  
Ms. Ray, Stock Transfer Manager  
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 August 3, 2017, Presidents' Council minutes. A correction was noted on page 2: under Purchasing Manager, the first line should read, "40-gallon water heaters" not 30-gallon. A correction was noted on page 3: under Stock Transfer Supervisor, the following should be added to the minutes: President Mandeville appointed the following to a Pet Policy Committee to review the current pet policy: Ruthann Arlart (Chair), Myrna Baker, and Jackie Dunagan. The minutes were approved as corrected.

**GUEST SPEAKER'S**

Mr. Selich is assisting LA Seismic with their 2017 survey and is looking for permission to enter Leisure World to perform the survey which would take approximately 30 days. His team today is Eric Campbell the LA Seismic President, Tracey Farmer with LA Seismic, and Dr. Robert Clayton a Cal Tech Seismologist. A presentation of what the survey entails was shown and asked for permission to enter the community to install their equipment which should take approximately 30 days to gather the necessary data.

Following several questions and a lengthy discussion, Messrs. Selich, Campbell, Farmer, and Clayton left the meeting at 10:00 a.m. If you have any questions regarding this issue you can call Mr. Farmer at 562-208-2922.

**MUTUAL ADMINISTRATION DIRECTOR**

Ms. Hopkins presented the Mutual Administration statistics inclusive through August 2017. In addition, she discussed Civil Code 51.3. Senior Citizen Developments, which is covered in the Mutuals Policies 7557.xx.

**STOCK TRANSFER MANAGER**

Ms. Ray presented her Stock Transfer statistics report (attached).

**EXECUTIVE DIRECTOR**

Mr. Ankeny reported that the Street Sign Project has begun with signs being removed and new ones being installed. He is urging everyone to obey the traffic laws. In addition, he discussed coyote sightings in the community and asked that everyone be careful.

Mr. Ankeny announced that the North Gate Road will be undergoing construction by SCE to replace a major power pole which will start September 21 through September 24. In addition, a major power line project by the City of Seal Beach will be starting in the next three months on Seal Beach Boulevard at the Main Gate and should take approximately 60 days to complete. More information will be in the LW Weekly newspaper.

Mr. Ankeny reported that the grass and concrete are gone at the Main Gate, new palm trees will be planted and should be completed by October 1. In addition, the large Leisure World sign will be removed which might result in traffic issues.

Mr. Ankeny discussed additional flood insurance in the amount of \$5,000,000. The current policy has \$5,000,000 flood insurance in the policy. The Council members felt that additional flood insurance was not needed at this time. In addition, he stated the insurance company does not think the fire in Mutual Fifteen will be a reason to increase the current insurance policy.

Mr. Ankeny stated that there are always two sides to a story and asked that everyone be respectful to Directors and shareholders.

Mr. Ankeny announced that Finbars Italian Kitchen will begin food service (at a discounted rate) in Clubhouse 1 on Mondays, beginning October 2, 2017, for Monday Night Football.

Mr. Ankeny stated that the renovations in the Stock Transfer Office are almost completed. In addition, the renovations at Clubhouse 6 are well underway with some activities still available.

He reported that the Amphitheater shows start at 7:30 p.m. and are well received and attendance has been 90 percent attended for every show. Also, the community expo starts Saturday to Sunday at Clubhouse's 3 and 4 with shuttle and bus service available. In addition, September 11 begins Monday Night Football at the Amphitheater.

**OLD BUSINESS**

President Mandeville asked for a motion to ratify Policy 7811 – Presidents' Council Bylaws. Upon a MOTION duly made by Mr. Melody and seconded by Ms. Luther-Stark, it was

**OLD BUSINESS (continued)**

RESOLVED, To ratify amended Policy 7811 – Presidents' Council Bylaws.

The MOTION passed.

Mr. Melody presented the new draft of Policy 7510 – Eligibility Requirements from the committee. Following a discussion, it was the consensus of the Council to take the new draft to their Mutual Boards.

Mr. Slater and Dr. Coven on the 10-Day Maintenance Workload Committee came up with a plan to leave procedures the same with one change – Stock Transfer inform the Mutual as soon as they obtain a Notice of Intent to Withdraw submitted to Stock Transfer or when a unit is sold. The issue was postponed until next month.

President Mandeville postponed the following items to the October meeting:

- Old Business – c. 10-Day Maintenance Workload Committee – update
- d. Pet Policy Committee – update
- e. WASH Multi-Family Laundry Systems – update
- f. National Multi-Family Laundry Systems – update

New Business – Presidents' Council agenda items

**NEW BUSINESS**

Security Services Director Bristow discussed the new procedures implemented for parking enforcement. In August, there were 390 total citations with 285 being identified and 105 unknown. The revenue from citations for August was \$4,120 and July \$2,500.

**PRESIDENT'S COMMENTS**

Ms. Luther-Stark while doing an orientation we moved outside so Security could do training on the coin machine. She will be asking her Board to put cameras in the laundry rooms.

Ms. Esslinger stated it was a very interesting meeting.

Dr. Coven stated there is a problem with repairing dryers because no repair work is being done by Service Maintenance at this time.

Mr. Dowd stated there is only one technician fixing machines at this time.

**PRESIDENT'S COMMENTS (continued)**

Mrs. Rotter thanked Mr. Melody and his committee and asked to make his policy a global one for all Mutuals.

Ms. Thompson stated that Philadelphia Insurance Company very quick and organized with their carport fire, and Mutual Administration.

Mrs. Schnauffer thanked everyone who has served on a committee and hopefully Policy 7510 can be a global policy.

Mrs. Gillon stated good meeting and halting escrow papers until verification of maintenance repairs have been done.

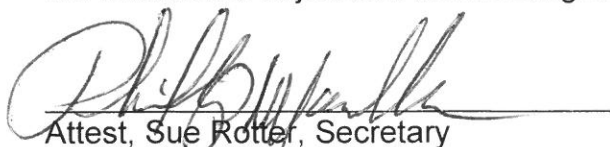
Mr. Melody reported a new Seal Beach rule that no watering can be done before 5:00 p.m. or after 9:00 a.m. in the morning in Seal Beach. Also, there is a new GRF Management Agreement Review Ad Hoc Committee who will be discussing standard and non-standard procedures and items in the community and encourages shareholders to attend that committee on October 4. In addition, he stated that their Mutual is very pleased with the National Multi-Family Laundry System (Maryann, President – 714-633-1811) that the Mutual now has in their laundry rooms.

Ms. Dunagan stated she appreciates all of the committees' work.

President Mandeville reported that 911 has a direct Seal Beach line – 562-594-7232. Also, a new committee for Presidents' Council agendas (Jodi Hopkins, Blessilda Fernandez, Bob Slater, and Sue Rotter) meets one week prior to the Presidents' Council Meetings. Any suggestions for meetings please email any of the committee members to put an item on the agenda prior to the committee meeting.

**ADJOURNMENT**

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



Attest, Sue Rotter, Secretary

PRESIDENTS' COUNCIL

cd:9/18/17

Attachments

**NEXT MEETING: Thursday, October 5, 2017, at 9:00 a.m.**