

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
September 3, 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, September 3, 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. 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

GUESTS

Sandra Massa-Lavitt, Seal Beach Councilwoman
Rudolf Haider, III, M.D., F.A.A.F.P., Health Care Center
Diane Gebel, M.S., R.N., Health Care Center
Ms. Winkler, GRF Representative, Mutual Ten/GRF President
Ms. Griepsma, Director, Mutual One
Ms. Kuhl, Secretary, Mutual Four
Mrs. Fellows, CFO, Mutual Seven
Ms. Berg, Vice President/CFO, Mutual Eight
Ms. Cvikel, Director, Mutual Nine
Mr. Findlay, Secretary, Mutual Twelve
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
Mr. Gonzalez, Facilities Manager
Ms. Hopkins, Mutual Administration Assistant Manager
Ms. Louison, Office Secretary, Mutual Administration
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.

MINUTES

Mr. Crandall asked for corrections to the August 6, 2015, Presidents' Council minutes. There being none, and after a motion by Mr. Fuqua and seconded by Mr. Doderer, Mr. Crandall declared the minutes approved as printed.

GUEST SPEAKER – Rudolf Haider, III, M.D., F.A.A.F.P. and Diane Gebel, M.S., RN

Dr. Haider introduced the new Administrator of the Health Care Center, Ms. Gebel. He told about the services offered by the Health Care Center; there are five physicians and specialists come in to assist, as needed. He said they would be happy to speak to the individual Boards of Directors about the Health Care Center and answer questions.

Ms. Gebel said she is impressed and happy to be here to work with the community. The Health Care Center specializes in geriatrics and there is a 24-hour nurse available for all patients by house calls and on the phone. She said she is available to all with an open-door policy.

FACILITIES MANAGER'S REPORT

Mr. Gonzalez reported that Service Maintenance has installed demand controllers in almost all laundry rooms. They are monitoring the six or seven laundry rooms that do not have the controllers. There have been some problems all of a sudden, so it may be time for preventive maintenance, which will take approximately 60 minutes per laundry room, to make sure all machines are protected. He said that the president of the demand control company was here the other day and properly reset them to ensure they are running correctly.

Mr. Gonzalez answered some questions.

At this point in the meeting Mrs. Weller introduced Mutual Administration Assistant Manager, Jodi Hopkins and the new Mutual Administration Office Secretary, Stephanie Louison.

Mr. Crandall asked visiting Councilwoman Massa-Lavitt to say a few words. She reported that she has heard that Verizon is disposing of FiOS and transferring to Frontier that is not a good company, so the Verizon services in the community will be transferred to Frontier. She said people might want to consider writing to the PUC about this to complain about the record of Frontier; this would be helpful.

GRF PRESIDENT'S REPORT

Ms. Winkler introduced the attending GRF Representatives Damoci, Reed, Lukoff, Hood, and Stone. She said that the focus of the GRF is now on the budgets and the

GRF PRESIDENT'S REPORT (continued)

budget cycle has begun. She said the goal is to get the budgets finished by the end of September. She urged everyone to come to the committee meetings and participate and ask questions.

GOLDEN AGE FOUNDATION REPORT

GRF Vice President Damoci announced that the Flu Clinic is coming October 9.

PURCHASING DEPARTMENT

Purchasing Department Manager Rodgers reported that her department is getting their new computer system running. She said that the rope timer to wear around your neck is available again in the Purchasing Department (see attached photo). She asked for feedback on the SmartBurners from those who test them before she will keep them in stock. She wants to make sure this is the product people want. She also said that the Kenmore brand refrigerator is the only brand being installed right now.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

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

She also talked about a new issue of service animals and emotional support animals that are not classified as a "pet," under Federal guidelines, which could be a serious issue for the community. The Pet Policy will be rewritten. In addition, she is looking into the legality of doctors' notes being required when coming into the community and being able to live independently.

She reported that the GRF attorney is going to take the Mutuals' Bylaws booklet and break it down into individual Mutuals so each Mutual will have its own book; this will be quite a process and take a while.

FACILITIES DIRECTOR'S REPORT

Mr. Weaver reported that the grant program is going on for cut down showers and replacement of framing and glass. Look for articles in *The NEWS*. Also the SCE programs are going strong. The SCE Multi-Family Energy Efficient Program has run out of funds, but they think they will be able to continue the program at a later date.

He said that the SCE transformers are still being worked on. They do not have enough crew members, so they might have to shut off electricity multiple times at some buildings. SCE has no set schedule. His department notifies by email and SCE has door hangers.

FACILITIES DIRECTOR'S REPORT (continued)

He said City building officials were here about the asbestos abatement process procedure. The City will not issue building permits until they are provided with proof the abatement is being done.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny spoke about the Town Hall Meeting on fire and fire safety on September 16, Clubhouse Two at 2:00 p.m. and 6:00 p.m. There will be many important components discussed.

He said the GRF Budget is wrapping up. There will be big staffing cost increases because more construction employees, plumbers, and electricians are needed. He said the GRF wants to provide better service to the community. There will also be a reception desk employee added in the Administration Building who will also help Mutual Administration type letters as well as the follow-up letters. Also, there is a new assistant to Recreation Supervisor De Leon who will be a great asset.

He told the Council members to come to see him if they have issues regarding staff so he can take action on it.

He said he is looking at fall events with a hot dog and taco truck, and casinos will be involved.

OLD COUNCIL BUSINESS

Mr. Garrett of the Insurance Review/Focus Group said the group is getting close. The draft plan is with the GRF attorney. There are some minor changes that have to be reviewed; hopefully, by the next Presidents' Council Meeting they will have more to report.

Regarding the Self-Insurance Fund Committee, Mr. Mandeville reported that there has not been a meeting yet, but there will be a report for the next Presidents' Council Meeting.

Regarding charging stations for all-electric vehicles, Mr. Crandall reported that his Board have allowed a shareholder to run a cord with an ADA-approved mat covering it to charge a vehicle. This shareholder has \$1 million insurance coverage. He said that the GRF has more space to put in charging stations.

Mr. Weaver said he will be meeting with a company that may provide charging stations for a low cost.

PRESIDENTS' COMMENTS

Ms. Luther-Stark thanked Mutual Nine for offering the use of a storage unit for a refrigerator. Also, one of her Directors created a water conservation plan.

PRESIDENTS' COMMENTS (continued)

Ms. Baker mentioned how busy her Mutual is keeping her, and she has had two resignations on the Board.

Mr. Slater asked Mr. Weaver a question about the SCE program that ran out of money.

Dr. Coven said she would like information about a fence around a transformer.

Mrs. Rotter asked about how policy changes get on the Leisure World Website.

Mr. Dodero said he has never worked so hard in his life being the president of Mutual Nine. He has a great Board of Directors.

Mr. Mandeville said Mutual Eleven is still above ground.

Mr. Welch said that his Board of Directors is fantastic; they give him a lot of feedback.

Mr. Melody said that he is in his fourth month as president of Mutual Fourteen and he has gone to the Roundtable Meetings and the Presidents' Council Meetings. He is a little surprised about the subject matter. He thinks it would be beneficial to have a discussion group with presidents only instead. He would like to hear from the other presidents about this as well as brainstorming sessions on all issues.

Mr. Grenrock told Mr. Melody that that is how the Presidents' Council used to be. He said maybe the presidents could go somewhere for breakfast to meet.

Mr. Hayes said that he used to have one of the timers that hang around your neck and it did not work properly. Mrs. Rodgers told him the proper way to use it.

Ms. Luther-Stark thinks the idea of a meeting with just the presidents would be good.

Mr. Slater suggested to Mr. Melody that perhaps three presidents at a time should meet.

ADJOURNMENT

There being no further business, Mr. Crandall adjourned the meeting at 11:02 a.m.



Attest, Joyce Rutledge, Secretary
PRESIDENTS' COUNCIL

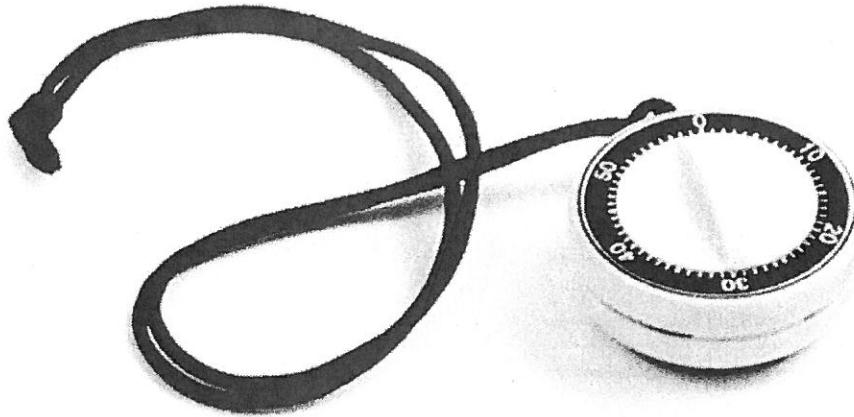
pw:9/22/15

Attachments

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

NEXT MEETING: OCTOBER 1, 2015

Rope Timer Available Again.



A timer on a rope you set and forget.

The back is magnetic, so when you are not using it, simply stick it on the stove or refrigerator.

Extra-long and loud ring.

Cost - \$7.60



Mutual Administration Director's Report Inclusive Through August, 2015

President's Council - September 4, 2015

Mutual Administration Committee – September 8, 2015

R e c a p		
Mutuals 1 Through 17		
• Escrows Closed	317	↑ 13.4% over 2014 @277 sales
• Escrow Sales Prices	\$62,835,449.00	↑ 16% over 2014 \$53,538,988.00
• Aging receivables Collected	\$186,211.00	↑ 39% over 2014 @ (\$125,723.00)
• Rules Compliance Letters	1519	↑ 77.2% over 2014 @ (673 letters)
• 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 595	Cats 302- other/18 Total Pets: 915
• Total Open Social Services Cases	95	
• Trust Reviews sent to attorney	235	
• Total Legal Cases 2015	15	
• Total Insurance Claims 2015	2	

Mutual Administration Committee	
• Mutual Attorney's Opinions re: Liability Insurance	Pending Policy Development
• 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 & Service Animal Requirements	Pending GRF Attny. Opinion
• 2016 Budget for Mutual Admin & Stock Transfer	Final Draft Finished
• Replacement of Staff Secretary	Welcome to Stephanie Louison

Aging Receivables								
Mutuals →	1	2	3	4	5	6	7	8
	\$13,053	\$31,054	\$8,371	\$14,266	\$11,331	\$3,887	\$21,771	\$2,906
Mutuals →	9	10	11	12	14	15	16	17
	\$11,786	\$-0-	\$6,368	\$8,501	\$1,242	\$49,191	\$-0-	\$2,520
								Total
								\$186,211.00

Recap by Mutual Breakdown

Mutuals →	1	2	3	4	5	6	7	8	9	10	11	12	14	15	16	17	Total
Escrows Closed	32	38	18	20	23	25	18	20	24	4	11	14	17	39	2	8	317
Mutual Letters	257	374	34	56	41	111	24	168	102	106	16	44	29	80	14	63	1519
Trust Letters	21	26	12	21	14	17	10	14	16	6	4	16	19	29	-0-	10	235
Pets Registered	110	105	66	59	58	63	48	43	76	51	42	48	52	74	5	15	915
Caregivers	25	20	31	17	22	13	16	10	17	20	8	28	16	19	2	3	267
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					
Mutual 2	3	3	6	3	4	7	2	10					
Mutual 3	2	0	1	3	3	3	4	2					
Mutual 4	1	1	1	4	3	5	4	1					
Mutual 5	2	2	2	8	3	3	3	1					
Mutual 6	0	1	4	3	4	2	7	4					
Mutual 7	2	1	2	1	3	2	4	3					
Mutual 8	2	4	4	1	2	2	4	1					
Mutual 9	0	3	1	3	5	4	6	2					
Mutual 10	0	1	1	1	0	1	0	0					
Mutual 11	0	1	0	5	1	0	3	1					
Mutual 12	0	2	2	4	1	2	2	1					
Mutual 14	0	2	4	2	3	3	1	2					
Mutual 15	5	1	7	5	3	5	7	6					
Mutual 16	0	0	0	0	0	0	1	1					
Mutual 17	0	1	0	0	1	2	2	2					
Total	20	27	37	50	37	45	58	40					317

Unit Sales Price Recap

Total Escrow Money Sales through August 2015	\$62,835,449.00
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