

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENT'S COUNCIL  
SEAL BEACH LEISURE WORLD  
December 1, 2016**

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 December 1, 2016, 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. Levitt, Vice President
MUTUAL FIVE	Dr. Coven (9:05 a.m.)
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mrs. Rotter
MUTUAL EIGHT	Ms. Thompson
MUTUAL NINE	Ms. Schnaufer
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Mrs. Gillon
MUTUAL FOURTEEN	Mrs. Jorgenson, Vice President
MUTUAL FIFTEEN	Mrs. Obenauer, Vice President
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

**ABSENT**

MUTUAL FOUR	Mr. Slater
MUTUAL FOURTEEN	Mr. Melody
MUTUAL FIFTEEN	Mr. Friedman

**GUESTS**

Mrs. Damoci, GRF President  
Mrs. Esslinger, Vice President, Mutual Two  
Ms. Kuhl, Director, Mutual Four  
Mrs. Fellows, Chief Financial Officer, Mutual Seven  
Mrs. Berg, Vice President/CFO, Mutual Eight  
Ms. Winkler, Director, Mutual Ten  
Mr. Stefun, Director, Mutual Fourteen  
Ms. Dunagan, Chief Financial Officer, Mutual Fifteen

**STAFF**

Mr. Ankeny, Executive Director  
Ms. Miller, Director of Finance  
Ms. Hopkins, Mutual Administration Director  
Mr. Guerrero, Security Chief  
Mr. Gonzalez, Facilities Manager  
Mrs. Rodgers, Purchasing Manager  
Mrs. Aquino, Recording Secretary

**INTRODUCTIONS/ANNOUNCEMENTS**

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

**GUEST SPEAKER**

Mr. Guerrero discussed the increased bicycle theft within the Mutual's and that all bicycles were secured with a cable lock at the time of the theft.

Mr. Guerrero also discussed simple tips for bicycle owners to ward off any pre-emptive theft as follows: secure your bicycle by using a harden steel lock, keep bicycles in well lit areas, and register your bicycle and include the serial number which will make it easier to find the owner if the bicycle is stolen. Also, if a shareholder sees something, report it.

**MINUTES**

Mr. Mandeville asked if there were any corrections to the November 3, 2016, President's Council minutes. There being no corrections, the minutes were approved as printed.

**GRF PRESIDENT**

Mrs. Damoci stated that the GRF parking policy has been passed and warnings, followed by fines will take effect starting January 1, 2017.

Mrs. Damoci also stated that GRF has begun negotiating the lease with the RV club.

**PURCHASING MANAGER**

Mrs. Rodgers discussed the replacement of the old shower heads. She stated that the new shower heads will help save on water by only dispensing 1.5 gallons per minute as opposed to the old shower heads that dispensed 2.5 gallons per minute. She also stated that 80 gallon water heaters will be replaced with the 50 gallon water heaters, at a cost of \$402 plus tax.

**PURCHASING MANAGER (continued)**

Mrs. Rodgers also discussed the updated Policy 7452 – Equipment Standards. She stated that this policy will soon be updated and posted to the web for viewing, and also given to the Mutual for review.

**MUTUAL ADMINISTRATION DIRECTOR**

Ms. Hopkins discussed her Mutual Administration statistics inclusive through November 2016.

Ms. Hopkins also discussed the distribution of minutes and directors reports to each Mutual mailbox. She stated that there will be a Board action on all January agendas regarding this discussion.

**EXECUTIVE DIRECTOR**

Mr. Ankeny also discussed the bicycle theft. He stated that all bicycle thefts are taking place around the clock, and that bolt cutters are being used to cut the cable locks. He stated that if something unusual is being noticed, call Security and report it.

**DIRECTOR OF FINANCE**

Ms. Miller discussed the Property Tax Postponement Program and the harm it will bring to all Mutual's, except Mutual 17. She stated that the open enrollment for this program started on October 17, 2016, and will continue until February 10, 2017; which will cover the fiscal year of 2016/2017. This will be discussed further at the January Board meetings.

Ms. Miller will also be presenting this matter to the CFO Council Meeting in December.

**OLD BUSINESS**

Mr. Mandeville discussed drones helping with inspections of attics and pipes. After a discussion it was decided that having a drone in an enclosed space would not assist in the inspection due to all the dust, the wiring in the attics, and the lighting would prevent the drone from acting efficiently.

**PRESIDENT'S COMMENTS**

Mrs. Luther-Stark reminded Mr. Ankeny regarding the Realtors Conference and discussion of having more time in between escrow closing, inspections and repairs, before a potential shareholder views the property.

Ms. Baker thanked Mr. Gonzalez and the crew he had come in on Sunday to replace the wall that came down near Mutual Two.

**PRESIDENT'S COMMENTS (continued)**

Mrs. Rutledge wished everyone Happy Holidays.

Mr. Levitt stated that foreign language translator and foreign language paperwork for new buyers and current shareholders should be looked into.

Dr. Coven wished everyone Happy Holidays.

Mr. Garrett wished everyone a Merry Christmas. He also thanked Mrs. Rodgers for the savings on the SmartBurners.

Mrs. Rotter thanked Mr. Gonzalez and his team for replacing the carport lights. She also thanked the Ms. Hopkins for all her hard work in distributing all the letters for Mutual Seven, and that the Mutual is seeing results.

Ms. Thompson wished everyone Happy Holidays.

Mrs. Schnaufer stated that she is also having a problem with the real estate agents and not having enough time as well. She also thanked the Ms. Hopkins for all her hard work in distributing all the letters for the Mutual and that she is seeing results.

Ms. Arlart wished everyone Happy Holidays, and she also thanked the Ms. Hopkins for all her hard work.

Mrs. Gillon said to be cautious when dealing with translators and confidentiality.

Mrs. Jorgenson wished everyone Happy Holidays.

Mrs. Obenauer stated that it was a very interesting meeting. She also wished everyone Happy Holidays.

Mr. Grenrock wished everyone Happy Holidays.

Mr. Hayes wished everyone Happy Holidays.

Mr. Mandeville reminded the Mutual Presidents to be kind to someone who may be difficult to deal with.

**ADJOURNMENT**

Mr. Mandeville adjourned the meeting at 10:20 a.m.

  
Attest, Joyce Rutledge, Secretary  
PRESIDENTS' COUNCIL  
ka:12/5/16

**NEXT MEETING: Thursday, January 5, 2017 at 9:00 a.m.  
Clubhouse Four**