

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
SEAL BEACH LEISURE WORLD  
February 4, 2016**

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, February 4, 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. Slater
MUTUAL FIVE	Dr. Coven
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mrs. Fellows, Chief Financial Officer
MUTUAL EIGHT	Mr. Fuqua
MUTUAL NINE	Mr. Doderio
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 SEVEN	Mrs. Rotter
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**GUESTS**

Mr. Heil, President, Superwire  
Mr. McCauley, Vice President, Superwire  
Mr. Wilkinson, FireAvert, Inc.  
Ms. Zamora, Fidelity National Home Warranty  
Mrs. Reed, GRF Representative, Mutual Four/GRF Secretary  
Ms. Almeida, Vice President, Mutual One  
Mr. Levitt, Vice President, Mutual Four  
Mrs. Rogers, Vice President, Mutual Seven  
Ms. Berg, Vice President/CFO, Mutual Eight  
Ms. Wheeler, Director, Mutual Nine  
Ms. Cummings, Vice President, Mutual Ten  
Mr. Anderson, Director, Mutual Twelve  
Mr. Faucett, Chief Financial Officer, Mutual Fourteen  
Mrs. Obenauer, Vice President, Mutual Fifteen  
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. Guerrero, Security Chief (9:12 a.m.)  
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 Board.

**MINUTES**

Mr. Crandall asked if there were any corrections to the January 7, 2016, Presidents' Council minutes. There being none, and upon a MOTION duly made by Mr. Grenrock and seconded by Mr. Melody, it was

RESOLVED, To approve the January 7, 2016, Presidents' Council minutes, as printed.

The MOTION passed.

**GUEST SPEAKER – Mr. Wilkinson**

Mr. Wilkinson presented/discussed a new product called FireAvert that turns off the cooktop before a fire can start. He described how the device works and the cost.

**GUEST SPEAKER – Mr. Heil and Mr. McCauley**

Mr. Heil stated that Superwire has been in the community for several years. It was commissioned to provide the least cost for cable TV service and telecommunication products available to the community. Mr. McCauley stated that Superwire has a facility in the community that they built and own. Superwire leases the land and pays rent back to the GRF on a monthly basis. In addition, Superwire employs eight Leisure World shareholders at the on-site office to assist customers with services and Time Warner billing problems at no charge to customers.

**GUEST SPEAKER – Ms. Zamora**

Ms. Zamora discussed home warranty plans available to sellers on non-standard items in a unit when the unit is sold.

Following questions, Ms. Zamora left the meeting at 10:30 a.m.

**GRF PRESIDENT**

In Ms. Winkler's absence, Mrs. Reed stated that eight GRF representative's were present at the meeting. She encouraged everyone to attend the Mutual Administration

**GRF PRESIDENT (continued)**

Committee (MAC) and announced that the new GRF website is up and running. It can be found at the same location, [www.lwsb.com](http://www.lwsb.com). Please check it out.

**PURCHASING DEPARTMENT**

Mrs. Rodgers reported on a new Blackout Buddy rechargeable emergency flashlight and nightlight now available in the Purchasing Department (see attached). The cost is \$10.98. In addition, she reported that the countertop vendor is no longer in business and she is currently looking for a new supplier.

She discussed warranty calls on appliances and asked that Purchasing call on all warranty calls to the manufacturers. Mrs. Rodgers will write a procedure for the Mutuals to follow on warranty calls.

**FACILITIES DIRECTOR'S REPORT**

Mr. Weaver reported that SCE is close to completing the transformer work in the community. He said that in four to six weeks the SCE Multi-Family Energy Efficiency Program will be starting again with floodlights, porch lights, and bathroom lights. Notices will be posted in *The NEWS*.

Mr. Weaver stated that a written procedure on calling in staff members after hours is being done. Also, the Globe is scheduled to be completed and the opening ceremony on March 31. In addition, a Town Hall Meeting is scheduled for February 17 on the St. Andrews Drive Road Project.

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

Mrs. Weller announced that Pam Westphal has turned in her resignation.

She discussed Policy 7505 – Maintenance Responsibility regarding repairs, maintenance, and replacements and would be willing to globalize this policy.

Mrs. Weller reviewed her Director's Monthly Report (attached). In addition, she discussed what is being taken to the MAC committee: a draft of the doctor's declaration for prospective members that has gone to the GRF attorney for review. Other items discussed were membership I.D. cards, a possible deposit for the card, keeping the deposit if the I.D. card is not returned when a member leaves the community, and removing decals from those vehicles. Mrs. Weller has also rewritten the pet policy which will address service animals and emotional support animals. Also, a standard welcome book to new shareholders is being worked on.

Mr. Ankeny informed the members that the Navigator will not be printed this year. The GRF is working on a uniform document that everyone can go to for answers.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Ankeny stated that due to safety concerns we have to allow emergency personnel to do their jobs. It is a daily event to review incident reports. The GRF Board has allowed the Seal Beach Police Department to come into the community and enforce the fire lane restrictions. The Security Department will no longer be able to grant permission for any vehicle (moving van, etc.) to park in fire lanes. There will be citations given for those violators, and while the police are in the community and see a life safety issue, they will act on it. Also, the clearance for a fire hydrant is 30 feet, while in the community it is currently 15 feet. This project will affect approximately 80 parking spaces within the community but is necessary to give emergency vehicles room to park in case of fires.

Mr. Ankeny reported that the Security, Bus & Transportation Committee is working on revising policies and may see Policy 1920 being replaced with a new Policy 1926. Under this new policy there will be monetary fines for enforcement to keep the community safe. Radar patrols will also be enacted again.

**OLD COUNCIL BUSINESS**

Mr. Mandeville stated that he attended an insurance meeting where "permitted improvements" was discussed and would be covered by insurance. Mr. Ankeny stated that this would add to the property evaluation by the insurance company. Also, he said the community needs no fires, trips, falls, claims, etc. this year, to be considered for lower rates.

**NEW BUSINESS**

Mr. Melody stated that the shareholder response to the Mutual's Bylaws amendment is over 60 percent to date.

**PRESIDENTS' COMMENTS**

Ms. Luther-Stark stated the fire/safety inspections have started in Mutual One; Mrs. Rutledge thanked Mr. Guerrero for his email informing her of the power outage Sunday; Mr. Slater said it was a great meeting; Dr. Coven said every meeting she comes to means more work for her Mutual; Mr. Melody received a call from a shareholder at 4:00 p.m. concerning the transformer work and wanted her power back on before dark.

**ADJOURNMENT**

There being no further business, Mr. Crandall adjourned the meeting at 11:27 a.m.

  
Attest, Joyce Rutledge, Secretary for

**PRESIDENTS' COUNCIL**

cd:2/23/16

Attachments

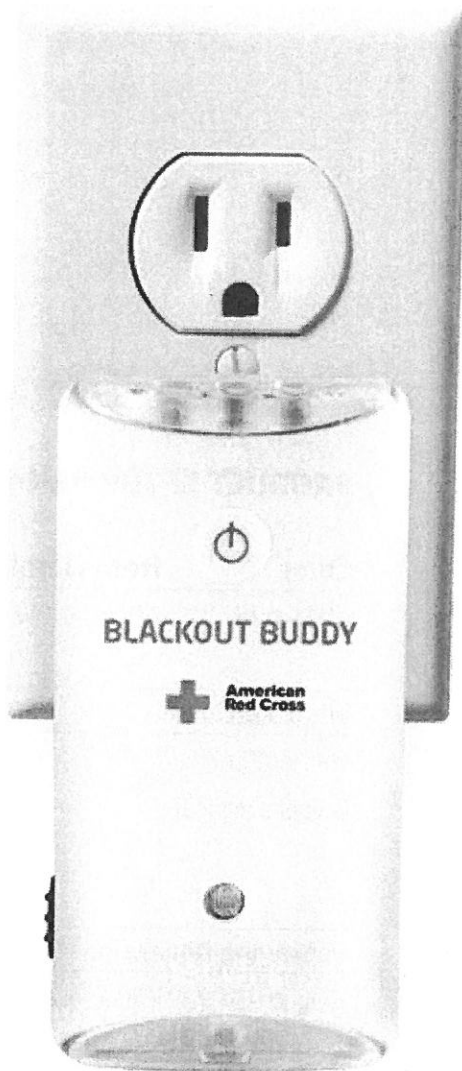
(These are tentative minutes, subject to approval by the Council at the next Presidents' Council Meeting.)

**NEXT MEETING: MARCH 3, 2016**

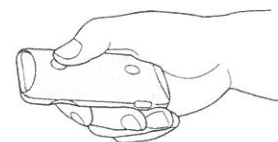
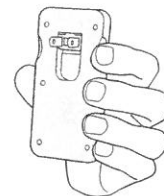
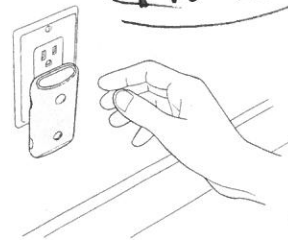
The rechargeable, always ready emergency  
flashlight and nightlight

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EMPOWERED BY NATURE

# Blackout Buddy



\$10.98



Night Light



Emergency Light



LED Flashlight

## ONE BRIGHT IDEA

Well actually two. This emergency LED blackout flashlight doubles as a nightlight, so it's perfect for home or office. When the power goes out, the Blackout Buddy automatically turns on.

## READY FOR ACTION

Just leave the slim and trim Blackout Buddy in your wall socket and you'll never be in the dark.

# The rechargeable, always ready emergency flashlight and nightlight

**etón**  
EMPOWERED BY NATURE

## IN A FLASH

Fold up the prongs and you've got a handy dandy, super bright 3 LED flashlight. When it's fully charged you'll have up to 4 hours of light.

## LIGHT UP THE NIGHT

Blackout Buddy doubles as an LED nightlight, so you can keep your kids' rooms, hallways, or office illuminated.

## FEATURES

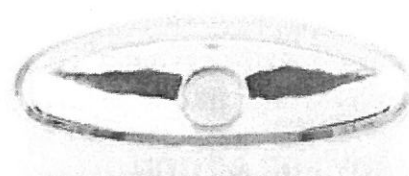
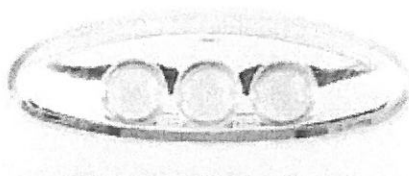
- Bright emergency 3 LED light
- Lights up when there is a power failure or blackout
- Can be used as a flashlight
- One LED night light
- Fold-up prongs plug directly into electrical socket for constant charge



## PRODUCT SETUP INFORMATION

Color	Item Number	UPC
ARC White	ARCB200W-SNG	750254804410

What's included	Product Size & Weight
Blackout Buddy	Height: 3.93" (100 mm)
Owner's manual	Width: 2" (50.8 mm)
	Depth: .75" (19.05 mm)
	Weight: 2 oz (56 g)
Packaging Dimensions*	Master Carton Dimensions*
Height: 7.91" (201 mm)	Height: 31.69" (805 mm)
Width: 3.54" (90 mm)	Width: 10.62" (270 mm)
Depth: 1.2" (30.5 mm)	Depth: 9.64" (245 mm)
Weight: 3.4 oz (96.39 g)	Weight: 13.23 lbs (6 kg)
Case Quantity	50



\*All measurements to be confirmed.  
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# Mutual Administration Director's Monthly Report

**President's Council**

**February 4, 2016**

## Budget Variance Dec 2015

<b>Salaries &amp; Wages</b>	<b>\$17,759.00</b>	Under Budget due to changes in staff
<b>Workers' Compensation</b>	<b>\$ 9,886.00</b>	Under Budget due to refund on premium
<b>Office Supplies</b>	<b>\$ (5,903.00)</b>	Over Budget due to increase in stock business
<b>Service Contracts</b>	<b>\$ 8,498.00</b>	Under budget - less usage of Konica Copy
<b>Election Expenses</b>	<b>\$ (14,331.00)</b>	Over Budget - special elections in Mutuals
<b>Guest Pass Income</b>	<b>\$ 8,406.00</b>	Excess over budget. Increase in price \$3 to \$5
<b>Copy Fee Income</b>	<b>\$ 7,771.00</b>	Excess over budget-increase in copy charges
<b>Trust Processing Fee</b>	<b>\$ 35,625.00</b>	Excess over budget-Charging for Trust reviews

<b>Mutuals 1-17</b>	<b>Rules Letters</b>	<b>Trust Review</b>	<b>Care Givers</b>	<b>Resource Open Cases</b>	<b>Liaison Closed Cases</b>	<b>Aging Receiv.</b>
One	6	2	17	9	0	
Two	7	5	24	11	1	\$547
Three	2	2	6	3	0	
Four	0	0	8	1	2	
Five	6	2	15	5	1	
Six	82	0	13	2	0	\$1126
Seven	4	2	13	4	2	
Eight	9	1	7	3	0	
Nine	5	1	11	2	1	
Ten	0	2	17	2	1	
Eleven	2	0	10	2	0	
Twelve	4	4	19	2	2	
Fourteen	15	1	27	1	0	
Fifteen	1	0	11	3	1	
Sixteen	0	0	1	0	0	
Seventeen	0	0	2	0	0	
	<b>143</b>	<b>22</b>	<b>201</b>	<b>50</b>	<b>11</b>	<b>\$1673.</b>

## ESCROW SALES COMPARISON 2016

Mutuals	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec
One	7											
Two	2											
Three	2											
Four	1											
Five	2											
Six	2											
Seven	1											
Eight	1											
Nine	3											
Ten	1											
Eleven	1											
Twelve	1											
Fourteen	0											
Fifteen	3											
Sixteen	1											
Seventeen	2											
	<b>30</b>											

## Escrow Sales Comparison & Recap 2016

	Sales	Sales Prices	Monthly	Comparisons
Totals through Jan. 2016	30	\$ 6,465,800.		
<b>Totals through Dec. 2015</b>	485	\$99,325,212.	2015 Sales(20) ↑40%	Prices(\$4,045,900) ↑46%
<b>Totals through Dec. 2014</b>	419	\$81,437,968.	2014 Sales(17) ↑55%	Prices(\$3,506,500) ↑59.3%
<b>Totals through Dec. 2013</b>	629	\$95,240,826.	2013 Sales(36) ↓18%	Prices(\$4,610,000) ↑33.5%
<b>Totals through Dec. 2012</b>	513	\$60,704,606.	2012 Sales(33) ↓9.5%	Prices(\$3,679,200) ↑54.9%

## Income for Services Rendered

	Jan	Feb	Mar	Apr	May	June
<b>Mutual 17 Rental Fees</b>	<b>\$4498.</b>					
Guest Passes Sold	\$9742.					
ID Cards Replaced	\$220.					
Trust Review Fees @\$125 ea.	\$2250.					
Transfers of Stock @\$150 ea.	\$1800.					
Membership Fees collected	\$68954.					
Co-Occupant Setup Feed	\$200.					
Distribution 10 cent copy service	\$340.					

Dogs	Service Dogs	Cats	Other	Total Pets
618	7	313	22	960