

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
May 5, 2016**

The Regular Monthly Meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:00 a.m. by Vice President Slater on Thursday, May 5, 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 (10:20 a.m.)
MUTUAL SEVEN	Mrs. Rotter
MUTUAL EIGHT	Mr. Fuqua
MUTUAL NINE	Mr. Dodero
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Mr. Welch (9:20 a.m.)
MUTUAL FOURTEEN	Mr. Melody
MUTUAL FIFTEEN	Mr. Friedman, Director
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mrs. Poe, Vice President/Treasurer

ABSENT

MUTUAL FIFTEEN	Mrs. Obenauer
MUTUAL SEVENTEEN	Mr. Hayes

GUESTS

Ms. Winkler, GRF President
Ms. Almeida, Vice President, Mutual One
Mr. Campbell, Vice President, Mutual Three
Ms. Kuhl, Secretary, Mutual Four
Mr. Dowd, Vice President, Mutual Six
Mrs. Fellows, Chief Financial Officer, Mutual Seven
Ms. Berg, Vice President/CFO, Mutual Eight
Mr. Giles, Chief Financial Officer, Mutual Ten
Mr. Davies, Vice President, Mutual Eleven
Mr. Faucett, Chief Financial Officer, Mutual Fourteen
Ms. Merrifield, Vice President, Mutual Sixteen

STAFF

Mr. Ankeny, Executive Director
Mrs. Weller, Mutual Administration Director
Mr. Weaver, Facilities Director
Mrs. Rodgers, Purchasing Manager
Ms. Hopkins, Mutual Administration Assistant Manager
Mrs. McAuley, Administrative Secretary
Mr. Roberts, Publication Manager

INTRODUCTIONS/ANNOUNCEMENTS

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

MINUTES

Mr. Slater asked if there were any corrections to the April 7, 2016, Presidents' Council minutes. A correction was noted that Mrs. Rotter of Mutual Seven was present at the meeting, but showed absent. A correction was noted on page 4: under Presidents' Comments, it should read, "Mrs. Rotter said the HICAP...", not Mrs. Fellows. Upon a MOTION duly made by Dr. Coven and seconded by Ms. Luther-Stark, it was

RESOLVED, To approve the April 7, 2016, Presidents' Council minutes, as corrected.

The MOTION passed.

GRF PRESIDENT

President Winkler introduced the GRF representative's present at the meeting.

Ms. Winkler announced her retirement from the GRF Board. She discussed issues the GRF Board members are currently working on.

PURCHASING MANAGER

Purchasing Manager Rodgers discussed feedback on SmartBurners and FireAvert systems. The department is currently testing new water heaters that may have some cost benefits.

FACILITIES DIRECTOR'S REPORT

Mr. Weaver presented Policy 7403.G – Skylights & Sola Tubes for bathrooms or kitchens, which will be taken to all Mutual Boards for discussion and adoption.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller introduced her replacement team as follows: Ms. Hopkins will be assuming the Mutual Administration Director's position and Mrs. McAuley will be replacing Ms. Hopkins as the Mutual Administration Manager.

MUTUAL ADMINISTRATION DIRECTOR'S REPORT (continued)

Mrs. Weller reviewed her Director's Monthly Report (attached).

Mrs. Weller discussed the attorney opinion on the new pet policy regarding service and emotional support animals, which will be taken to the MAC Committee for review.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny introduced Mr. Roberts, the new Publication Manager. He discussed the new SPOTLIGHT Guide on Events, a publication coming in the fall called Profiles, and other projects the GRF is performing. In addition, he upgraded the GLOBE renovation from soon to sooner.

OLD COUNCIL BUSINESS

Mr. Mandeville stated the emergency preparedness issue is at a stand-still, due to not all Mutuals and GRF being ready to proceed at this time.

NEW BUSINESS

Following a discussion, and upon a MOTION duly made by Ms. Baker and seconded by Ms. Luther-Stark, it was

RESOLVED, To cancel all Presidents' Council Meetings
every year in June.

The MOTION passed.

PRESIDENTS' COMMENTS

Ms. Luther-Stark stated that Mutual One passed the request that the GRF formulate an emergency plan for emergency preparedness, and wished Mrs. Weller well.

Ms. Baker also stated that Mutual Two passed the emergency preparedness request to the GRF, thanked Mrs. Weller for all her help over the years, and was disappointed with the Physical Property Committee on the towing issue.

Ms. Rutledge stated that she had several issues with the Trust review.

PRESIDENTS' COMMENTS (continued)

Dr. Coven said hats off to all Presidents and their willingness to serve.

Mr. Dowd echoed Dr. Coven, and said when spending money on an attorney, it is important to share information with the Council members.

Mrs. Rotter asked that Mr. Ankeny consider a Directors' seminar on Fire/Safety Inspections and an explanation of clutter, etc.

Mr. Fuqua said after thirteen years on the Board he is retiring, that during the fire/safety inspections the Boards take on the role of the managing agent, orientations for new Directors should be separate from other meetings, and he will miss Mrs. Weller.

Mr. Dodero thanked Mrs. Weller for all her help during his seventeen years on the Board.

Ms. Arlart said a huge thank-you to Mrs. Weller from Mutual Ten.

Mr. Mandeville wished Mrs. Weller well, and said his Mutual is experiencing unusual things, such as children moving in with pets.

Mr. Welch said Mrs. Weller will be missed and that she has been a great asset to all the Mutuals.

Mr. Melody stated it is the responsibility of the presidents and officers to train Directors coming on the Board; his Board had a two-hour seminar with the Mutual attorney on code of conduct; the Occupancy Agreement is very strong and it could be a liability if not followed; and Mutual rules and policies should be applied and enforced fairly.

Mr. Friedman said he appreciated the support from Mrs. Weller and Ms. Hopkins. He also stated that it will be a big job and he will be looking to everyone for help.

Mr. Grenrock stated his Mutual does not have a lot of the problems the other Mutuals have. He said Mrs. Weller will be missed and wished her good luck.

ADJOURNMENT

There being no further business, Mr. Slater adjourned the meeting at 10:45 a.m.



Attest, Joyce Rutledge, Secretary
PRESIDENTS' COUNCIL

cd:6/23/16

Attachments

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

NEXT MEETING: July 7, 2016

PRESIDENTS' COMMENTS (continued)

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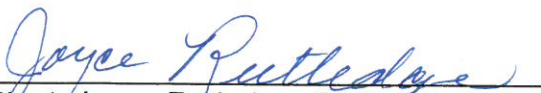
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NEXT MEETING: July 7, 2016

Mutual Administration Monthly Report for April 2016

May 5

2016

	Council Members
One	Saundra Luther-Stark
Two	Myrna Baker
Three	Joyce Rutledge
Four	Bob Slater
Five	Dr. Betty Coven
Six	John Garrett
Seven	Sue Rotter
Eight	Clarence Fuqua
Nine	Tony Dodero
Ten	Ruthann Arlart
Eleven	Phil Mandeville
Twelve	Joe Welch
Fourteen	Lee Melody
Fifteen	Grace Obenauer
Sixteen	Al Grenrock
Seventeen	Peter Hayes

Presidents'
Council

FEES COLLECTED

Guest Passes Sold	@\$ 5 ea.	\$15,967.00
ID Cards Replaced	@\$ 10 ea.	\$ 760.00
Trust Review Fees	@\$ 125 ea.	\$11,625.00
Transfers of Stock	@\$ 150 ea.	\$11,100.00
Co-occupant Setup Fee	@\$ 50 ea.	\$ 600.00
Mutual Inspection Fee	@\$ 250 ea.	\$ 5,500.00
Mutual 17 Rental Fees	@\$ 346 ea.	\$ 4,498.00
Membership Fees collected	@\$2595 ea.	\$ 462,146.00
Distribution 10 cent copy	@ .10 cents ea.	\$ 1,479.00
Total Monies Generated		\$ 513,675.00

ESCROWS

Mutuals	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
One	7	2	5	7								
Two	2	3	4	2								
Three	2	4	2	5								
Four	1	3	2	4								
Five	2	2	3	2								
Six	2	3	2	0								
Seven	1	1	5	1								
Eight	1	2	3	1								
Nine	3	1	4	3								
Ten	1	3	1	1								
Eleven	1	1	3	1								
Twelve	1	4	1	3								
Fourteen	0	1	3	3								
Fifteen	3	2	6	2								
Sixteen	1	0	1	0								
Seventeen	2	1	0	0								
Totals	30	33	45	35								

ESCROW RECAP

	Sales	Sales Prices	Percentage Comparisons
Totals through Apr. 2016	143	\$29,402,468	2012 through 2016
Totals through Apr. 2015	137	\$17,266,400.	2015 Sales (137) ↑4.2% Sales Prices ↑52%
Totals through Apr. 2014	113	\$17,147,100.	2014 Sales (113) ↑23.4% Sales Prices ↑52.6%
Totals through Apr. 2013	202	\$17,498,350.	2013 Sales (202) ↓34.2% Sales Prices ↑50.7%
Totals through Apr. 2012	145	\$12,867,200.	2012 Sales (145) ↓1.4% Sales Prices ↑78.2%

34% average rise in sales prices from
2012 through Apr. 2016

RULES**LTRS**

Mutuals	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
One	6	17	23	23								
Two	7	12	5	15								
Three	2	3	3	2								
Four	0	14	0	2								
Five	6	23	36	15								
Six	82	2	16	3								
Seven	4	4	2	0								
Eight	9	5	6	5								
Nine	5	7	7	8								
Ten	0	2	7	1								
Eleven	2	1	0	3								
Twelve	4	4	3	6								
Fourteen	15	3	5	4								
Fifteen	1	7	3	4								
Sixteen	0	0	0	324								
Seventeen	0	0	0	3								
Totals	143	104	116	114								

LETTER RECAP

Letters through April 2016 – 466	↑7.5%	Total Letters for 2015 (1822)	Total Letters for 2013 (749)
Letters through April 2015 – 432		Total Letters for 2014 (1244)	Total Letters for 2012 (577)

COLLECTIONS

MONIES OWED DELINQUENT ACCOUNTS
LEGAL FEES

Mutuals	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
One		2679	\$2000	\$5753								
Two	\$547	\$6617	\$2183	\$ 100								
Three			\$ 681	\$2460								
Four												
Five			\$5185									
Six	\$1126	\$1126	\$ 737	\$8529								
Seven												
Eight			\$1654	\$1750								
Nine			\$1151	\$2025								
Ten			\$2219									
Eleven			\$3939	\$2293								
Twelve		\$2875										
Fourteen												
Fifteen												
Sixteen												
Seventeen												
	\$1673	\$13297	\$19748	\$22910								

Total Arrearages Collected through April, 2016 \$57,628.00 ↑101% over 2015 @ \$18,932.00

ATTORNEY TRUST REVIEWS

Mutuals	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
One	2	0	3	4								
Two	5	4	5	4								
Three	2	2	3	5								
Four	0	0	0	0								
Five	2	2	1	3								
Six	0	2	3	4								
Seven	2	2	0	3								
Eight	1	1	1	0								
Nine	1	1	3	0								
Ten	2	0	1	3								
Eleven	0	0	2	4								
Twelve	4	2	4	1								
Fourteen	1	1	5	3								
Fifteen	0	4	2	0								
Sixteen	0	0	0	0								
Seventeen	0	1	2	1								
	22	22	35	35								

Reviews Through April, 2016: 114

Reviews Through April, 2015: 106

↑
7.2%

REGISTRATIONS

Member Resource
Liaison

Mutuals	Cargivers	Dogs	Cats	Others	Service ESA	Open Cases	Closed Cases
One	32	89	45	5	0	13	0
Two	29	76	43	3	1	9	1
Three	22	50	22	1	2	6	1
Four	16	36	27	0	0	2	0
Five	21	46	17	1	0	4	2
Six	17	46	18	0	0	5	0
Seven	19	34	22	0	0	6	1
Eight	8	33	12	2	5	4	1
Nine	15	58	18	1	1	4	0
Ten	22	28	21	1	4	8	0
Eleven	16	27	14	1	0	8	1
Twelve	28	36	18	1	0	6	0
Fourteen	38	39	17	4	1	2	0
Fifteen	18	49	29	4	1	6	1
Sixteen	1	2	3	0	0	1	0
Seventeen	7	6	8	1	0	0	0
Total	309	655	334	25	15	84	8

Total Pets and Animals 1029