

# **A G E N D A**

## **PRESIDENTS' COUNCIL**

**May 3, 2018**

**President Open Forum 9:00 a.m.–9:30 a.m.  
Clubhouse Four, Section B**

1. PRESIDENTS' OPEN FORUM (2-3 minutes per President)
2. CALL TO ORDER, *PLEDGE OF ALLEGIANCE*
3. ROLL CALL / INTRODUCTION OF ONE PRESIDENTS' GUEST
4. INTRODUCTION OF GUEST(S) AND STAFF:

Ms. Stone, GRF President  
Mr. Ankeny, Executive Director  
Ms. Hopkins, Mutual Administration Director  
Mr. Weaver, Facilities Director  
Mr. Bristow, Security Services Director  
Ms. Fernandez, Mutual Administration Manager

5. APPROVAL OF MINUTES FOR MEETING OF: **April 5, 2018**
6. SECURITY SERVICES DIRECTOR Mr. Bristow
7. FACILITIES DIRECTOR Mr. Weaver
8. MUTUAL ADMINISTRATION DIRECTOR Ms. Hopkins
9. EXECUTIVE DIRECTOR Mr. Ankeny
  - a. Escrow Activity
  - b. ID Card Update
  - c. Superwire
10. COUNCIL BUSINESS  
Unfinished Business –  
NONE  
  
New Business –
  - a. Glossary of Terms – Final (p. 2-5)
  - b. Cancel June Meeting (p. 7)Mr. Mandeville
11. PRESIDENTS' COMMENTS
12. ADJOURNMENT

**NEXT MEETING: July 5, 2018**

*Thank you Mutual **FIFTEEN** for the treats!*

## **COMMUNITY OPERATIONS**

### **USE OF COMMUNITY FACILITIES**

#### **Glossary of Terms**

**Active Adult Community:** A residential community with recreational and educational activities for active senior adults. Assisted living, independent, and skilled nursing services are NOT provided.

**Age Restricted Community:** A residential community for senior adults aged 55 or over under applicable State and Federal law.

**Amenities Fee:** A one-time fee paid to GRF for use of Trust Property, facilities, and amenities.

**Assessment:** A monthly or special payment paid by the Member to GRF and/or the Mutual in accordance with the law and governing documents.

**Budget:** Estimate of income and expenses for a given time.

**Bylaws:** One of the governing documents that pertains to matters such as membership meetings, voting rights, elections, meetings of the Board of Directors, appointment of officers, and similar administrative matters.

**Capital Funds:** Monies set aside for the purchase of capital or fixed assets.

**Caregiver:** Person providing physical support to a qualified resident.

**CC&Rs:** Covenants, Conditions, and Restrictions (Mutual 17).

**Common Area:** Describes that portion of a real estate development that is shared with respect to both use and title.

**Condominium or Condominium Unit:** Single, individually – owned housing unit in a multi-unit building (Mutual 17 only).

**Co-Occupant:** Approved person residing with the stockholder or condominium owner.

**Cooperative Housing:** An arrangement in which an association or corporation owns a group of housing units and the common areas for the use of all the residents (Mutuals 1–12 and 14–16).

**Covenants:** Formal agreements or promises set forth in a deed or Occupancy Agreement.

**Default:** Failure to do something required by duty, law, or governing documents.

## **COMMUNITY OPERATIONS**

### **USE OF COMMUNITY FACILITIES**

#### **Glossary of Terms**

**Eligibility:** Satisfying the conditions for qualifying to reside within Seal Beach Leisure World (May be different in each Mutual).

**Emotional Support Animal:** Animals that provide a sense of safety, companionship, and comfort to those with psychiatric or emotional disabilities or conditions. California Civil Code 54.1.

**Escrow:** Process under which a legal document or property is delivered to a third person when a specified condition has been fulfilled.

**Exclusive Use Common Area:** Common Area designated for the exclusive use of one or more, but fewer than all of the Members and which is next to the Dwelling or Condominium Unit.

**Golden Rain Foundation (GRF):** Is a not for profit corporation that holds in trust, operates, and maintains the Trust Property facilities, streets and other certain improvements and amenities within the geographic area identified as Seal Beach Leisure World, for the benefit of the Members. GRF, under a management agreement, provides certain services to the Mutuels, such as administrative, financial, maintenance, and security.

**Governing Documents:** Articles of Incorporation, Bylaws, Occupancy Agreement, CC&Rs, and any other documents, and operating rules, which govern the operation of the associations.

**Guest:** See "Visitor".

#### **Landlord Tenant Relationship:**

1. Relationship between the Mutual stock co-operatives and the Members (Mutual 1-12 and 14-16).
2. Relationship where a Member leases the Unit to another qualified person (Mutual 17 only).

**Leisure World:** A geographic location within Seal Beach, California.

#### **Member:**

1. GRF Member - is a stockholder or condominium owner in Seal Beach Leisure World.
2. Mutual Member –
  - a. Mutual 1–12 and 14–16 – a shareholder/stockholder and a GRF member.
  - b. Mutual 17 – condominium owner and a GRF member.

## **COMMUNITY OPERATIONS**

### **USE OF COMMUNITY FACILITIES**

#### **Glossary of Terms**

**Mutual Corporations (Mutual):** Entities that own, manage, and operate independent residential communities.

**Non-resident:** Any person who does not legally occupy a Unit within Seal Beach Leisure World.

**Non-resident Co-Owner:** Any person who has an ownership interest in a Unit, but cannot legally reside within that Unit.

**Occupancy Agreement:** The agreement between a Mutual and Member(s), under the terms of which said Member(s) is entitled to possession of their respective Unit.

**Occupancy:** The legal act, state, or condition of holding, possessing, or residing in a Mutual Dwelling or Condominium Unit.

**Occupant:** A person legally residing in a Mutual Dwelling or Condominium Unit.

**Operating Fund:** Monies set aside for operating expenses.

**Orientation:** Required new buyers “in-person” meeting with Mutual Board Director(s) and Physical Property Inspector, to discuss Mutual Rules and expectations, review condition of Unit, identify standard and non-standard items, and answer new buyer(s) questions.

**Owner:** Refers to the owner of a Condominium in Mutual 17.

**Pet:** A domesticated animal as approved and defined in the Mutual Pet Policy.

**Policies:** Written rules and regulations of the respective corporations.

**Qualified Member:** See Member definition.

**Qualified Permanent Resident (QPR):** As described in Civil Code 51.11.

**Reserves and/or Reserve Fund:** Monies set aside and identified for future repairs, replacements, or additional components.

**Residential Purposes:** To be used as a private dwelling and for no other purpose.

**Security:** Services provided for the benefit of residents pursuant to GRF Policy 3050-37.

**COMMUNITY OPERATIONS****USE OF COMMUNITY FACILITIES****Glossary of Terms**

**Service Animal:** An animal that is trained and certified to do work or perform tasks for an individual with a disability. See Civil Code 54.1.

**Shareholder/Stockholder:** Member to whom a Stock Certificate has been issued (Mutual 1-12 and 14-16).

**Stock Certificate:** Legal document evidencing ownership in the corporation (Mutual 1-12 and 14-16).

**Title:** Legal document showing ownership rights in property (Mutual 17).

**Transfer:** Changing ownership of a Stock Certificate for a Mutual Dwelling Unit.

**Trust:**

1. Relating to GRF: A legal document granting GRF the power, authority, and duty to manage and govern property held in common by the Mutuals.
2. Relating to Shareholder/Member: Legal document in which real and personal property is held and administered by the assigned Trustee(s).

**Trustee:** The person who has a legal duty to manage the Trust's assets in the best interests of the beneficiary(s).

**Trust Property:** Property held in common for the use and benefit of the Members and administered by The Golden Rain Foundation.

**Unit or Dwelling Unit:** Residential units located within a stock cooperative or Mutual 17.

**Visitor:** A person invited by a Member to visit the Unit or Condominium. Visitors may not stay longer than 60 days in a twelve-month period and have very limited use of GRF facilities/amenities and must be accompanied by resident.

**Policy:**

Adopted: 24 Apr 18

**GOLDEN RAIN FOUNDATION**  
Seal Beach, California

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# *Presidents Council*

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## **MEMO**

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**TO:** PRESIDENTS COUNCIL  
**FROM:** MUTUAL ADMINISTRATION  
**SUBJECT:** CANCEL JUNE MEETING (NEW BUSINESS ITEM B)  
**DATE:** MAY 3, 2018  
**CC:** MUTUAL FILE

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On May 3, 2018, the Presidents Council will vote to cancel the June 7, 2018, Regular Meeting.

***I move to cancel the Regular Meeting of June 7, 2018.***