



Board of Directors

Agenda

Clubhouse Four

Tuesday, July 28, 2020, 10:00 a.m.

Via Live Stream

To view the live GRF Board meeting:

- Go to www.lwsb.com
- Click on the [Live GRF Board meeting](#) tab.
- The tab will be active at 9:45am on the day of the meeting
- The live streaming uses YouTube live and terminates at the close of the meeting

- 1) Call to Order/Pledge of Allegiance
- 2) Roll Call
- 3) President's Comments
 - a) Announcements
- 4) Seal Beach City Council Member's Update
- 5) Health Care Advisory Board Update (pp. 1-12)
- 6) Shareholder/Member Comments
 - a) Written, submitted prior to meeting
 - b) Verbal, via live streaming

Note: Foundation Shareholder/Members are permitted to make comments before the meeting business of the Board begins. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\)](#).) Time limits, per speaker, are limited to:

- 4 - minute limit per speaker, when there are no more than 15 speakers
 - 3 – minute limit per speaker, 16 - 25 speakers
 - 2 – minute limit per speaker, over 26 speakers
- 7) Consent Calendar (pp. 13-36)
 - a) Committee/Board meeting for month of June (pp. 13-14)
 - i) Minutes of the Finance Committee Board meeting of June 15, 2020
 - b) GRF Board of Directors Minutes, June 23, 2020 (pp. 15-20)
 - c) GRF Board of Directors Minutes, June 30, 2020 (Special) (pp. 21-26)
 - d) Accept Financial Statements, through June 30, 2020, for Audit (pp. 27-34)
 - e) Approve Reserve Funds Investment Purchase (pp. 35-36)

8) New Business

a) General

- i) Establish an Ad hoc Committee (Ms. Stone, pp. 37-38)
- ii) Reserve Funding Request - Trust Property Streets, Phase IV (Mr. Lukoff, pp. 39-44)
- iii) Reserve Funding Request – Fitness Center, Phase I – Flooring Preparation (Mrs. Perrotti, pp. 45-48)
- iv) Reserve Funding Request – Clubhouse Two – Landscaping Replacement (Ms. Heinrichs, pp. 49-72)
- v) Approve Opening of Golf Course (Ms. Hopewell, pp. 73-76)
- vi) Approve Opening of Veterans Plaza (Mr. Massetti, pp. 77- 80)
- vii) Accept Donation from the Golden Age Foundation for the Knowledge and Learning Center (Mrs. Perrotti, pp. 81-82)

9) Board Member Comments

10) Next Meeting/Adjournment

Next regular GRF Board of Directors meeting, Tuesday, **August 25, 10:00 a.m.**, Clubhouse Four.

Your Health Care Center, Your Way.

*Seal Beach Leisure World Health Care Center
July 21, 2020 Update*

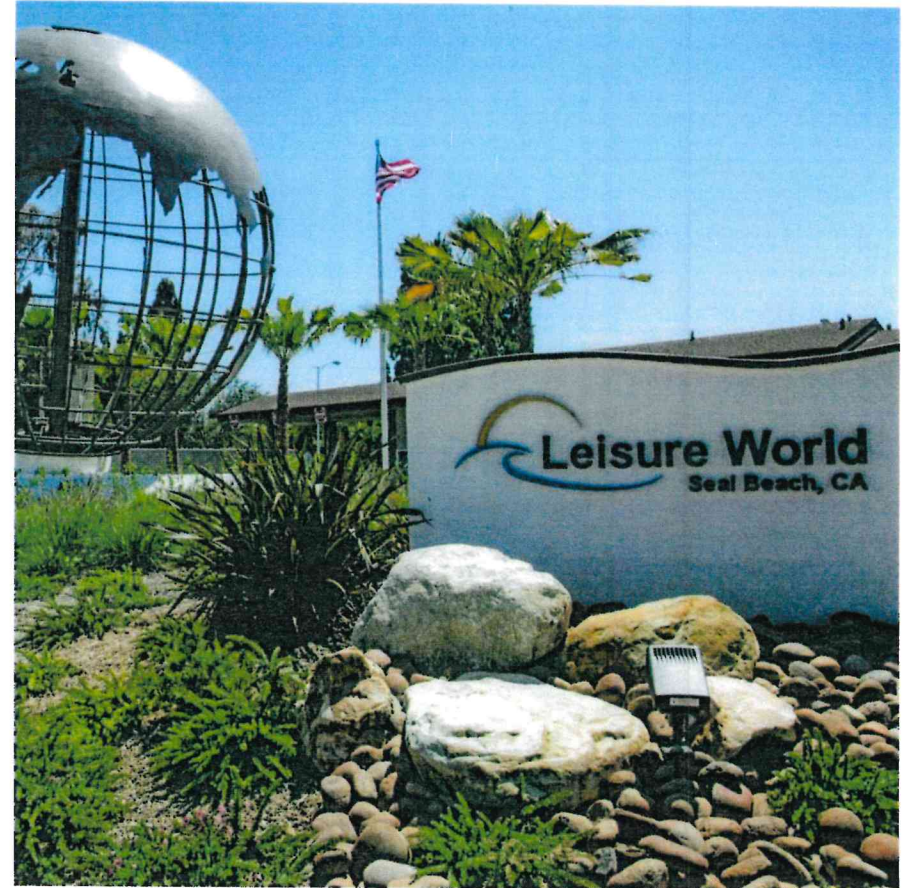


Serving the Leisure World Community

Commitment to a best-in-class health care center providing exceptional patient experience

Shaping the Future of your HealthCare and Health Care Center

Guided by collaboration with community health advisory committee



Modern HealthCare with Heart

The Health Care Center of the Future



Your new Health Care Center coming soon

OptumCare® is proud to announce the launch of a comprehensive renovation to your Health Care Center. Look for these exciting changes:

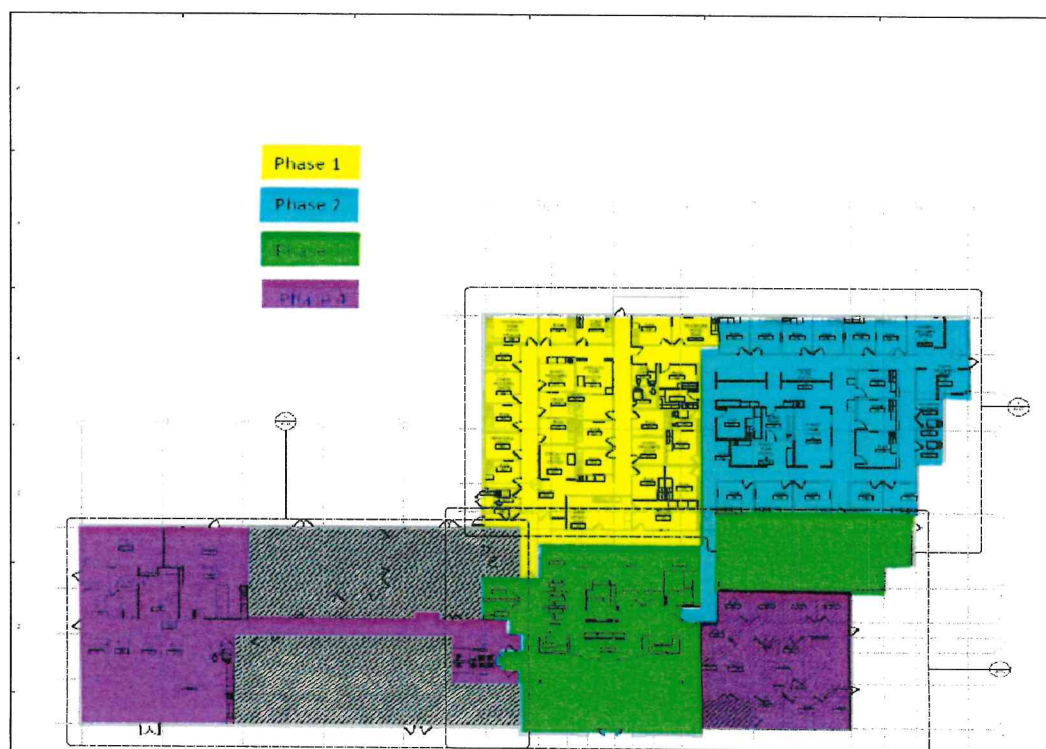
- Modern waiting rooms, work stations and exam rooms designed to improve your care
- State of the art digital X-ray, ultrasound and DEXA scan (bone density)
- New wellness retreat
- Redesigned conference rooms for health care classes and support groups

We'll be open throughout the renovation and are working to minimize any disruption in services. Thank you for your patience and support. Stay tuned for updates about how we're creating your Health Care Center, your way.



Comprehensive Health Care Center Renovation

- HCC renovation continues
- **Reminder** – the health care center will remain open during construction
- Construction completed in 4 phases
 - February 2020 to September 2020
- Comprehensive communication plan for the community
 - Leisure World Weekly
 - Renderings
 - Before and After Photo Gallery



Construction Timeline Updates

- **Overall construction timeline looks good**
- Phases 1 & 2 (Primary and Specialty Care) are complete
- Phase 3 (Lobby & Lab) should be completed end of July/early August
 - Fish tank will be reinstalled end of phase 3
 - GRF furniture donation final pick up 7/29/20
- Phase 4 (Conf rooms, Ophthalmology, Medi-Spa) to start early August
- **Anticipate all construction completed in September**

For Questions please contact:

Charity Kopp, Practice Manager

Tel: 562-795-6278

Email: Ckopp@optumcaremedical.com

*Dates are estimates and may be impacted due to unforeseen construction related circumstances

HCC Lobby / Front Desk



Lobby / Wellness Center / Internet Stations



Primary and Specialty Suite



Conference Room 1



What's Coming Next

- All Primary Care Providers offering onsite and telehealth video appointments
- COVID-19 Testing Site
- Dr. Sophia Chun, Internal Medicine, starts September 8th
- Behavioral Health – exploring options for additional in-person and virtual visits
- New Podiatry Provider coming soon
- Upcoming Events: Dates are still to be determined
 - Flu Clinic Planning Underway
 - Health Care Center Open House

Upcoming Virtual Classes

Gentle Flow Yoga

- Sponsored by Alignment Health Plan
- 2:00-3:00pm on July 20th and July 27th

Beat the Quarantine 15

- 1:00-2:00pm on July 28th

Flower Arranging

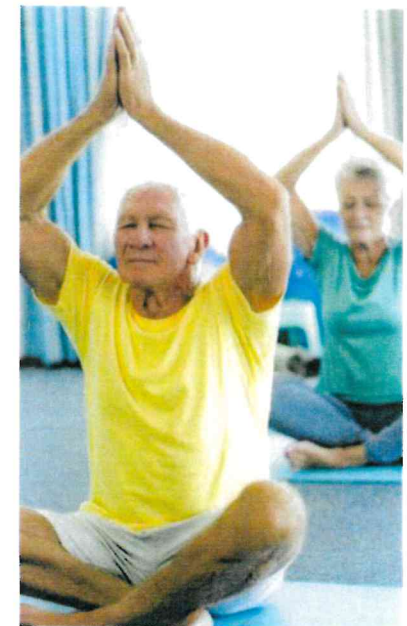
- Sponsored by SCAN Health Plan
- 1:00-2:00pm on July 30^h

Healthy Cooking

- Sponsored by Alignment Health Plan
- 2:00-3:00pm on July 22nd, August 5th, August 22nd

RSVP for these events by emailing Gnunez@mhealth.com

Include your name, the name of the event, and date(s) you would like to attend to Grecia Nunez, Senior Ambassador. She'll send you a Zoom link.



A Better Future Together!



In accordance with Civil Code 4090, the Foundation will make available a summary of the meetings where a quorum of the Board was present. A quorum of the Board was present at the following June 2020 Committee meetings:

- Minutes of the Finance Committee Board Meeting of June 15, 2020

Using a consent calendar format, the GRF Board of Directors is requested to approve these Committee Board meeting minutes in one motion.

These Committee Board meeting minutes will be available on the Foundation's website for view after approval. If you would like a hard copy of the minutes, they are available upstairs at the Administration Office. Please see the receptionist.

Thank you.

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**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
June 23, 2020**

CALL TO ORDER

President Linda Stone called the regular monthly meeting of the Board of Directors (BOD) of the Golden Rain Foundation (GRF) to order at 10:00 a.m., on Tuesday, June 23, 2020, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

Sandra Massa Lavitt, City of Seal Beach City Council member, led the Pledge of Allegiance.

ROLL CALL

Following the roll call, the Corporate Secretary reported that Directors Snowden, Stone, Gerber, Hopewell, Rapp, Lukoff, Friedman, Isom, and Massetti were present. Directors Perrotti, St. Aubin, Pratt, Thompson, Fekjar, Dodero, Winkler, Heinrichs and Findlay participated virtually by Zoom.com. The Executive Director was also present.

Eighteen Directors were present, with a quorum of the voting majority.

PRESIDENTS COMMENTS

President Stone did not provide comments.

ANNOUNCEMENTS

The GRF Board met in Executive Session meetings on June 12, 2020.

SERVICE ANNIVERSARIES AND EMPLOYEES OF THE MONTH

To minimize the number of required attendees at today's meeting, we are postponing the service awards and staff commendations.

SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Council member Sandra Massa-Lavitt provided an update on the proceedings of the Seal Beach City Council meeting.

Golden Rain Foundation Board Meeting Minutes, June 23, 2020
HEALTH CARE CENTER ADVISORY BOARD UPDATE

The Health Care Center presented an update at the Special June 9, 2020 meeting.

SHAREHOLDER/MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter into a comment period prior to the beginning of business. **NOTE:** Foundation members are permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\)](#).) Time limits, per speaker, are limited to:

- 4 minute limit per speaker, when there are no more than 15 speakers
- 3 minute limit per speaker, 16 - 25 speakers
- 2 minute limit per speaker, over 26 speakers

Four members offered comments at the meeting.

CONSENT AGENDA

The consent agenda included minutes of the June 9, 2020 Special Board meeting, acceptance of the Financial Statements, through May 31, 2020, for Audit, approval of Reserve Funds Investment Purchase and approval of Capital Funds Investment Purchase.

The Consent Calendar was adopted, as presented.

REPORTS

The reports of the Chair of the Facilities and Amenities Review (FAR) Ad hoc Committee, of the Management Services Review Ad hoc Committee, of the Strategic Planning Ad hoc Committee, and the Chair of the Website Redesign Ad hoc Committee were dispensed with.

NEW BUSINESS

Opening of Outdoor Facilities, Under Required Covid-19 Guidelines

The following guidelines are recommended for the reopening of the following outdoor facilities, under the required Covid-19 guidelines. The Mission Park area, which includes Pickleball/ Multipurpose Courts, is scheduled to reopen in two stages: Stage 1 - Pickleball and Stage 2 – Bocce ball. All participants will be required to wear masks, and, in some cases gloves, as well as maintain social distancing. The Recreation Department has coordinated with ICS, our custodial contractor, to clean all touch surfaces at 20 to 30-minute intervals.

While some restrictions may seem cumbersome, GRF's priority will always be the safety of its members.

With any activity in LWSB, health and safety are paramount: members will be instructed to adhere

to the following guidelines. Do not play if you:

- are exhibiting any symptoms of the coronavirus: mild to severe respiratory illness with fever, cough and difficulty breathing or other symptoms identified by the CDC;
- have been in contact with someone with COVID-19 in the last 14 days; or
- are a vulnerable individual. A vulnerable individual is an elderly individual and/or an individual with serious underlying health conditions, including high blood pressure, chronic lung disease, diabetes, obesity and asthma, and those whose immune system is compromised by chemotherapy for cancer and other conditions requiring such therapy.

MISSION PARK

Stage 1 - Pickleball

The following protocol has been expanded pursuant to regulations recommended by the USAPA and incorporates guidelines for at risk senior communities in particular.

- Play at the Pickleball Court, when opened, must be booked through the Recreation Department by email only. No unscheduled games will be allowed. Requests are accepted at <http://www.lwsb.com/reserve/> **Monday through Friday before 4:00 PM** for play the following day. Reservations for Saturday, Sunday and Monday must be made on Friday before 4:00 p.m. Players must check in with the Clubhouse custodian to verify their reservation. Staff may request your GRF ID at any time.
- The Clubhouse Two restrooms will be made available; however, no more than 2 players per restroom will be permitted at a time.
- Pickleball games are limited to one hour of play (2 players per court), singles matches only. Playing doubles, which could lead to incidental contact and unwanted proximity, is prohibited. USAPA guidelines recommends avoiding doubles play as doubles are not conducive for 6-foot social distancing and lead to incidental contact with playing partners. We continue to monitor changes to USAPA guidelines and hope to add doubles play when it is deemed safe.
- Pickleball players must provide their own paddles and gloves must be worn when handling the ball. Do not touch other players' equipment.
- Players must wash and sanitize pickleball balls and racquet each match. A disinfecting bucket will be on site for players to use to clean pickleball balls and paddle. Select one set of colored balls; have your playing partner select a set of different colored balls. If different colors are not an option, use a Sharpie and prominently mark personal pickleballs with your initials. Proceed with play, making certain to pick up your colored balls only. Should a ball with the other color wind up on your side of the court, do not touch the ball with your hands. Use your paddle or feet to advance the ball to the other side of the court. Do not touch errant balls from another court, rather kick it back or use your paddle.
- Face coverings must be worn in all areas until playing begins on the court. Face coverings also must be worn after completing play. Social distancing is defined by the CDC of maintaining 6 feet of distance.
- Wash your hands with soap and water (for 20 seconds or longer) or use a hand sanitizer if soap and water are not readily available before going to the court. Players should wash or use hand sanitizer immediately after match is completed. Players should consider using hand sanitizer between games.

Golden Rain Foundation Board Meeting Minutes, June 23, 2020

- In order to eliminate touch points, benches, score tenders, and all tables and chairs will be removed.
- Players must proceed directly to their car/cart and drive out of the immediate area to avoid congregation in the pickleball facility or parking lot. Avoid post-play socializing. Thoroughly wash paddles, grips, pickleballs, towels, clothes, bags, water bottles and other items you have used or touched. No gathering will be permitted before or after games.
- A sanitizing bucket will be provided between Bocce and Pickleball courts for cleaning equipment.

Stage 2 - Bocce Ball

- Bocce Ball, when opened, must be reserved through the Recreation Department by email. Requests are accepted at <http://www.lwsb.com/reserve/> **Monday through Friday before 4:00 PM** for play the following day. Reservations for Saturday, Sunday and Monday must be made on Friday, before 4:00 p.m. Players must check in with the Clubhouse custodian to verify their reservation. Staff may request your GRF ID at any time.
- No unscheduled games will be allowed.
- Only 2 players per one-hour session; no spectators are permitted until it is deemed safe to more players.
- Bocce Ball players must provide gloves and they must always be worn when handling the balls.
- Face coverings must be worn in all areas until playing begins on the court. Face coverings also must be worn after completing play. Social distancing is defined by the CDC of maintaining 6 feet of distance.
- A sanitizing bucket will be provided between Bocce and Pickleball courts for cleaning equipment. (Refer to Pickleball protocol for details).
- Players must wash their hands with soap and water (for 20 seconds or longer) or use a hand sanitizer if soap and water are not readily available before going to the court. Players should wash or use hand sanitizer immediately after match is completed. Players should consider using hand sanitizer between games.
- In order to eliminate touch points, benches, score tenders, and all tables and chairs will be removed.
- Players must proceed directly to their car/cart and drive out of the immediate area to avoid congregation in the pickleball facility or parking lot. Avoid post-play socializing. Thoroughly wash all equipment after playing. No gathering will be permitted before or after games.

The Clubhouse will be opened for limited restroom use only. The custodian will clean all touch surfaces every 20 to 30 minutes, monitor play, and report all violations to Recreation.

Mr. Friedman MOVED, seconded by Mr. Lukoff-

TO open Mission Park, Stage 1 and Stage 2, under the required guidelines and protocols, as presented, for active outdoor activities

Golden Rain Foundation Board Meeting Minutes, June 23, 2020

(Pickleball, beginning Monday, June 29 and Bocce Ball, beginning July 6, 2020). GRF reserves the exclusive right to close Mission Park without notice for non-compliance to posted guidelines.

One Director spoke on the motion.

Mrs. Perrotti MOVED, seconded by Ms. Hopewell-

To remove the topic from the agenda.

One director and the Executive Director spoke on the motion.

The motion was carried with three no votes (Dodero, Friedman, Thompson).

Distribution Of 2019 Excess Operating Funds

The final audited Financial Statements, as of December 2019, for the year then ended and the Independent Auditors' Report, as submitted by CliftonLarsonAllen LLP, reported a net loss of \$103,139 due to a settlement liability of \$550,000. Capital funds will be used to settle this liability. As such, a surplus of \$446,861 of 2019 operating funds exists.

Per Rule 40-5540-1 – Contingency Operating fund, as amended on September 24, 2019, the Fund shall maintain a maximum balance of \$1,000,000. Currently, the fund holds a balance of \$700,000. To comply with Rule 40-5540-1, \$300,000 of the surplus operating fund is to be allocated to the Contingency Operating fund.

At the regularly scheduled meeting of the Finance Committee, on June 15, 2020, the Committee passed a motion to recommend to the GRF Board the distribution of 2019 excess operating funds of \$446,861 as follows: \$300,000 to the Contingency Operating Fund in accordance with Rule 40-5540-1, Contingency Operating Funds, and \$146,861 to the Mutual Corporations, on a pro-rata basis, in accordance with Rule 40-5528-1, Refund of Excess Income (Exhibit A in the agenda packet).

Mr. Dodero MOVED, seconded by Mr. Friedman-

TO distribute 2019 excess operating funds of \$446,861 as follows:

\$300,000 to the Contingency Operating fund, in accordance with Rule 40-5540-1, Contingency Operating Funds, and \$146,861 to the Mutual Corporations, on a pro-rata basis, in accordance with Rule 40-5528-01, Refund of Excess Income.

Nine Directors and the Executive Director spoke on the motion.

The motion was carried with three no votes (Findlay, Isom, Massetti).

BOARD MEMBER COMMENTS

Ten Board members spoke on the meeting proceedings.

The Executive Director updated the Board on the Fitness Center project and the Learning/Knowledge Center projects, both of which are ahead of schedule.

ADJOURNMENT

The meeting was adjourned was at 11:06 a.m.

Suzanne Fekjar, Corporate Secretary
Golden Rain Foundation
dfb 06.23.20



**BOARD OF DIRECTORS SPECIAL MEETING MINUTES
GOLDEN RAIN FOUNDATION
June 30, 2020**

CALL TO ORDER

President Linda Stone called the regular monthly meeting of the Board of Directors (BOD) of the Golden Rain Foundation (GRF) to order at 1:00 p.m., on Tuesday, June 30, 2020, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

Margery Dodero, Mutual Nine Director and former GRF Board Director, led the pledge.

ROLL CALL

Following the roll call, the Corporate Secretary reported that Directors Snowden, Stone, Gerber, Hopewell, Rapp, Friedman, and Massetti were present. Directors Perrotti, St. Aubin, Pratt, Gerber, Thompson, Fekjar, Dodero, Heinrichs, Findlay, Lukoff, Isom participated virtually by Zoom.com. Director Winkler was absent. The Executive Director was also present.

Seventeen Directors were present, with a quorum of the voting majority.

PRESIDENTS COMMENTS

President Stone did not provide comments.

ANNOUNCEMENTS

The President advised that the GRF Board will meet in Executive Session on July 2, 2020.

SHAREHOLDER/MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter into a comment period prior to the beginning of business. **NOTE:** Foundation members are permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\)](#).) Time limits, per speaker, are limited to:

- 4 minute limit per speaker, when there are no more than 15 speakers

Golden Rain Foundation Board Special Meeting Minutes, June 30, 2020

- 3 minute limit per speaker, 16 - 25 speakers
- 2 minute limit per speaker, over 26 speakers

One member offered comments at the meeting and one member submitted a comment by email.

General

Reserve and Capital Funding Requests – Replacement and Purchase of Fitness Center Equipment

At its June 9, 2020 meeting the Golden Rain Board of Directors approved Fitness Center Expansion, Phase 1 (Physical Changes and Interior Finishes). Phase 2 of the project is now being brought forth to the Board for the replacement and addition of the Fitness Centers equipment under the direction of a professional fitness consultant with equipment under full manufacturer's warranty and maintenance and inspection programs. The replacement of the equipment has been recognized by our insurance broker as:

"...As you are aware, Phly values Leisure World Seal Beach and its Boards proven and trusted professionalism in making improvements that continue to make Leisure World Seal Beach a safer place.

The proposed fitness center under the direction of a professional consultant and proposed replacement of the fitness equipment is another example of the many proactive measures the community continues to take in seeing Leisure World Seal Beach continues to be the most safe community in the nation.

As we have discussed, we are in a very challenging/hard insurance market with all policies under significant scrutiny!

This is a very important change and another example of the type improvements which have enabled Phly to continue to provide the absolute best policy renewal terms , conditions and lowest premiums possible..."

Three companies were solicited to provide quotes on the equipment list that was approved by the Fitness Equipment Review Committee members, bids were as follows (see Exhibits). The new equipment will provide the Fitness Center with updated and technologically advanced equipment fitting the unique and varied needs of the community membership. Out- Fit - 323,740.54, Precor Commercial Fitness - \$327,105.43, and Commercial Fitness Equipment - \$341,209.65.

All quotes include tax, shipping, and setup fees. Also included will be an equipment warranty and a service agreement.

Reserve Funding (replacement of existing equipment) of \$286,698.95 and Capital funding (additional equipment) of \$37,042, is requested (see Exhibits).

Mrs. Perrotti MOVED, seconded by Ms. Rapp -

TO approve the acceleration of Reserve funding, in the amount of \$286,699, and authorized Capital Funding, in the amount of \$37,042, for a total funding authorization of \$323,741 and authorize the Executive Director to initiate the purchase of fitness equipment, from Out-Fit fitness company, in the amount of \$323,740.54.

Seven Directors, the Executive Director and the Director of Finance spoke on the motion.

The motion was carried unanimously by the Directors present.

Approve Sale of Existing Fitness Center Equipment

Contingent upon Board action to purchase new fitness equipment, existing equipment must be disposed of per Governing document 40-3323-3, Disposition of Surplus Equipment, (attached). The first sentence of the document states:

“...All surplus property and equipment which has come to an end of its useful life to the community is to be disposed of in such manner as to yield a maximum financial return...”

In reviewing various options under the terms of the document, to secure the “maximum financial return” and based upon the varied types of equipment, all equipment would have to be sold “as is” with a clear release of all warranty and liability at time of sale:

The Golden Rain Foundation, Seal Beach (“Seller”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, quitclaim, transfer, deliver, and convey, all without representation or warranty, to name (“Buyer”), all of Seller’s right, title, and interest in and to the following used personal property (the “Property”) located as of the date hereof “AS-IS”, “WHERE IS” and “WITH ALL FAULTS”:

List property being conveyed:

Buyer and Seller acknowledge as follows:

THE PROPERTY TRANSFERRED HEREIN IS IN USED CONDITION AND IS TRANSFERRED “AS IS” AND “WHERE IS”. SELLER MAKES NO EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND WHATSOEVER IN REGARD TO THE EQUIPMENT. SELLER HEREBY DISCLAIMS ANY AND ALL REPRESENTATIONS AND WARRANTIES IN REGARD TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, FITNESS FOR USE OR FITNESS FOR ANY PARTICULAR USE, OR OF QUALITY, DESIGN, CONDITION, CAPACITY, SUITABILITY OF PERFORMANCE.

Buyer represents and warrants that it has fully examined and inspected the Property, and has not relied and is not relying upon Seller to assist it in any way in such examination or inspection, or in the operation, maintenance, service or repair of the

Golden Rain Foundation Board Special Meeting Minutes, June 30, 2020

Property, nor shall Seller provide any assistance with delivery and set up of the Property.

As strong limitations are imposed to mitigate possible risk and liability, an option is available to consign the equipment to K Allan Consulting, who has the industry knowledge and contacts to potentially sell the equipment for a possible maximum financial return.

Ms. Rapp MOVED, seconded by Ms. Hopewell-

TO approve a variance to Governing Document 40-3323-3, Disposition of Surplus Equipment, to dispose of surplus GRF property as Identified as the existing Fitness Equipment to K Allen Consulting, to seek the maximum financial return on the disposition of the property. K Allen Consulting shall provide a detailed inventory of all property consigned and shall provide to GRF a return of 30 % of the sale to GRF as a condition of the consignment of the property for sale.

Five Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Approve Sale of Existing Fitness Center Equipment

Guidelines were recommended for the reopening of the following outdoor facilities, under the required Covid-19 guidelines at the Mission Park area, at the June 23, 2020 GRF Board of Directors meeting, which included Pickleball/ Multipurpose Courts, is scheduled to reopen in two stages: Stage 1 - Pickleball and Stage 2 – Bocce ball.

The Board moved to remove the item from the agenda. Attached in the agenda packet were recommended revisions to the guidelines by Board members Findlay, Hopewell, Perrotti, Rapp, and Thompson.

Mr. Friedman MOVED, seconded by Ms. Rapp-

TO open Mission Park, Stage 1, under the required guidelines and protocols, as presented, for active outdoor activities (Pickleball, opening at a date to be determined). GRF reserves the exclusive right to close Mission Park without notice for non-compliance to posted guidelines.

Golden Rain Foundation Board Special Meeting Minutes, June 30, 2020

Mr. Friedman MOVED, seconded by Mrs. Perrotti –

TO amend the motion, replacing “June 29” with “opening at a date to be determined”.
Two Directors and the Executive Director spoke on the motion.

The motion was carried with three no votes (Pratt, Gerber, Isom).

The amended original motion failed unanimously.

BOARD MEMBER COMMENTS

Twelve Board members spoke on the meeting proceedings.

ADJOURNMENT

The meeting was adjourned was at 2:28 p.m.

Suzanne Fekjar, Corporate Secretary
Golden Rain Foundation
dfb 06.30.20

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: ACCEPTANCE OF THE JUNE 2020 FINANCIAL STATEMENTS
DATE: JULY 28, 2020
CC: FILE

At the regularly scheduled meeting of the Finance Committee on July 20, 2020, the Committee, in accordance with governing document 40-5115-3 and all applicable sections of the civil code 5500, duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the June 2020 financial statements for audit.

I move that the GRF Board of Directors accept the June 2020 financial statements for audit.

Financial Recap – June 2020

As of the six-month period ended June 2020, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$171,762.

Major variances are:

Wages, Taxes & Benefits	664,681	Favorable: Wages \$512K; P/R Taxes \$55K; Workers' Comp \$29K; Group Ins \$69K; average FTE < budget by 29.4 due to furloughs and reorganization
Temporary Agency Fees	(359,681)	Unfavorable: Temporary help for key positions.
Supplies	25,462	Favorable: Timing of expenditures for later months
Utilities	60,450	Favorable: Electricity \$41K; Gas \$11K; Trash \$8K
Community Entertainment	71,049	Favorable: Cancelled events due to COVID-19
Newspaper Printing	24,968	Favorable: Budget anticipated a price increase which has not happened yet.
Rental Income	(51,969)	Unfavorable: Sales Office – new tenant getting started
Interest Income	(40,224)	Unfavorable: YTD interest allocated to reserves higher than budgeted. Variance is due to timing.
News Advertising	(101,977)	Unfavorable: Less demand for display ads
SRO Labor Cost Recovery	(124,034)	Unfavorable: Less billable hours due to assignment of GRF projects.

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$11,256,606	\$1,850,087	\$9,406,519	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$2,585,512	\$955,159	\$1,630,353	8

Total year-to-date approved unbudgeted operating expenses are \$38,978.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
1122000	Cash & cash equivalents	459,213	
	Non-Restricted Funds	42,810	
	Receivables	409,442	
	Prepaid expenses	231,538	
	Inventory of maintenance supplies	<u>485,218</u>	
	Total Current Assets		1,628,221
	Designated deposits		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	11,256,606	
1212500	Capital Improvement Fund-GRF	<u>2,585,512</u>	
	Total designated deposits		14,842,118
	Notes Receivable		
1411000	Notes Receivable	<u>45,224</u>	
	Total Notes Receivable		45,224
	Fixed Assets		
	Land, Building, Furniture & Equipment	38,313,852	
	Less: Accumulated Dep'n	<u>(23,821,533)</u>	
	Net Fixed Assets		14,492,319
	Other Assets		<u> </u>
	Total Assets		<u><u>31,007,882</u></u>

P.O. Box 2069
Seal Beach CA 90740

Description		
Liabilities & Equity		
Current Liabilities:		
	Accounts payable	303,864
	Project Commitments	943,040
	Prepaid Deposits	10,750
	Accrued payroll & payroll taxes	656,336
	Unearned Income	78,048
2140000	Deferred Revenue-Other	22,500
	Accrued expenses	183,751
2139000	Accrued Legal Settlement	550,000
	Accrued property taxes	26,926
Total Current Liabilities		2,775,215
Total Liabilities		2,775,215
Equity		
Mutuals' Beneficial Interest		
3211000	Contingency Operating Reserve Equity	1,000,000
3212000	Reserve Equity	10,416,441
3394000	Capital Fund Equity	2,482,638
3310000	Beneficial Interest in Trust	13,539,581
Total Mutuals' Beneficial Interest		27,438,659
Membership interest		
	Membership certificates of 844 shares @ \$200 par value, and 5,764 shares @ \$250 par value, authorized, issued and outstanding	1,609,800
	Additional paid-in-capital	4,648,351
Total Paid-in-Capital		6,258,151
Excess Income		
	Current Year	(295,275)
Total Excess Income		(295,275)
3920000	Dep'n & Amortization	(5,168,869)
Net Stockholders' Equity		28,232,667
Total Liabilities & Stockholders' Equity		31,007,882

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended June 30, 2020

		Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 12/31/2019		700,000	10,526,625	2,477,743	28,151	13,732,519
Funded: Assessments			650,002			650,002
Funded: Amenities Fees collected	(195)		404,201	404,201		808,403
Funded: M17 Lease Fees collected	(19)		4,655	4,655		9,310
Funded: Interest on Funds			116,334	18,834		135,167
Expenditures			(427,211)	(319,921)		(747,132)
Commitments			(18,000)			(18,000)
2019 Excess Income		300,000				300,000
Net Monthly Activity					14,659	14,659
Balance 06/30/2020		1,000,000	11,256,606	2,585,512	42,810	14,884,929
 Net Activity		 300,000	 729,981	 107,769	 14,659	 1,152,409

Golden Rain Foundation

Cash Flow Activity - All Reserves

For the Month of June 2020

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 5/31/2020	700,000	11,177,757	2,654,537	9,319	14,541,614
Funded: Assessments		108,333			108,333
Funded: Amenities Fees collected	19	38,741	38,741		77,482
Funded: M17 Lease Fees collected					-
Funded: Interest on Funds		14,937	2,260		17,196
Expenditures		(83,162)	(110,026)		(193,187)
2019 Excess Income	300,000				300,000
Net Monthly Activity				33,491	33,491
Balance 6/30/2020	1,000,000	11,256,606	2,585,512	42,810	14,884,929
Net Activity	300,000	78,849	(69,025)	33,491	343,315

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended June 30, 2020

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	502,023	525,484	(23,461)
Current Assets	16,470,339	16,403,236	67,103
Current Liabilities	2,775,215	2,607,577	167,638
Current Ratio	5.93	6.29	
Designated Deposits:	14,842,118	14,532,294	309,824
Reserve Fund			
Liability & Disaster Insurance Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,452,980	1,482,803	(29,823)	(2.01)
Expense	1,363,424	1,396,802	33,378	2.39
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	89,556	86,001	3,555	
Year To Date	Actual	Budget	Variance	%
Income	8,629,923	8,510,971	118,952	1.40
Expense	8,401,731	8,454,541	52,810	0.62
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	228,192	56,430	171,762	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2020
128.85	141.07	170.50

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: RESERVE FUNDS INVESTMENT PURCHASE
DATE: JULY 28, 2020
CC: FILE

At the regularly scheduled meeting of the Finance Committee on July 20, 2020, the members discussed the current investment ladder and reserve funds available for investing to fill in the gaps in the investment ladder.

Following this discussion, the Committee passed a motion to recommend the GRF Board authorize the purchase of brokered CDs, through US Bancorp, for \$245,000, and through Morgan Stanley, for \$533,000, totaling \$778,000 of reserve funds, with terms ranging from twelve (12) to eighteen (18) months, at the prevailing interest rates at the time of purchase, and at the discretion of the financial advisor.

I move to approve the purchase of brokered CDs, through US Bancorp, for \$245,000 and through Morgan Stanley, for \$533,000, totaling \$778,000 of reserve funds, with terms ranging from twelve (12) to eighteen (18) months, at the prevailing interest rates at the time of purchase, and at the discretion of the financial advisor.

Reserve Funds Investment Ladder as of July 13, 2020

Term	Maturity Month	Investment Amount	Rate	Loc
0	Jul-20	778,000	2.20%	U/M
1	Aug-20	735,000	1.90%	M
2	Sep-20	1,150,000	0.85%	U/M
3	Oct-20	246,000	2.85%	U
4	Nov-20	735,000	2.35%	M
8	Dec-20	736,177	2.13%	U/M
6	Jan-21	245,000	2.75%	U
7	Feb-21	1,110,000	1.18%	U/M
8	Mar-21	735,000	1.12%	U/M
9	Apr-21	245,000	3.05%	U
10	May-21	485,000	1.55%	U
11	Jun-21	245,000	1.00%	U
12	Jul-21	530,000	1.38%	U
13	Aug-21	140,000	1.60%	U
14	Sep-21	245,000	1.00%	U
15	Oct-21	490,000	1.68%	U
16	Nov-21	-		
17	Dec-21	-		
18	Jan-22	-		
19	Feb-22	-		
20	Mar-22	-		
21	Apr-22	-		
22	May-22	-		
23	Jun-22	-		
24	Jul-22	-		
25	Aug-22	-		
26	Sep-22	-		
27	Oct-22	-		
28	Nov-22	-		
29	Dec-22	-		
30	Jan-23	-		
31	Feb-23	-		
32	Mar-23	-		
33	Apr-23	-		
34	May-23	-		
35	Jun-23	-		



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: LINDA STONE, PRESIDENT
SUBJECT: ESTABLISHMENT OF AD HOC COMMITTEE
DATE: JULY 28, 2020
CC: FILE

There is a clear and present need to establish a COVID-19 Ad hoc Committee. The Committee will report to the Golden Rain Foundation (GRF) Board of Directors (BOD).

Ad hoc Committees

- a. Ad hoc committees are temporary committees established by the BOD to address a specific issue.*
- b. Ad hoc committees created for a specific purpose continue to exist until the duty assigned to them is accomplished. For example, a committee preparing recommendations for redecorating the lobbies would continue its work despite the election of a new board.*
- c. Once an assigned project has been completed, the committee automatically dissolves unless the board assigns additional projects to the committee.*
- d. Ad hoc committees have no power to make decisions.*

General function and requirement of the Committee:

1. Draft policy establishing the Executive Director's authority to take emergency actions deemed in the best interest of community health and safety;
2. Draft policy to define states of closing and re-opening Trust Property amenities; and
3. Draft emergency operational rules for GRF Board review and consideration.

At the end of the Committee's review, a final report will be given to the Board and the Committee will automatically dissolve. When the Board is given the final report, the Board will then determine what further steps to be taken, if any.

1st Motion

Pursuant to state statute (Corp. Code §7210; Corp. Code §7212(c)) and Article VII of the Bylaws of the Golden Rain Foundation, I MOVE to approve and thereby establish the COVID-19 Ad hoc Committee and grants to the Ad hoc Committee limited authority specifically stated within the GRF governing documents, and policies or other authority as granted by the BOD or as stated within this policy.

2nd Motion

In accordance with Article VIII of the Bylaws, Ad hoc Committee chair and members shall be appointed by the GRF President and approved by action of the BOD in accordance with policy 5100-30. I MOVE to approve the appointment of Suzanne Fekjar, Marsha Gerber, Irma Heinrichs, Leah Perrotti, and Paula Snowden to the COVID-19 Ad hoc Committee.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE (MW)
SUBJECT: RESERVE FUNDING REQUEST - PAVING PROJECT 2020, PHASE FOUR
DATE: JUNE 9, 2020
CC: FILE

As requested by the Physical Property Committee, an RFP was sent out (Exhibit A), for paving repairs to Trust Property Streets and Parking Lots, to four contractors; two bids were received. The Reserve Study for 2020 allocates \$591,500 for this work. Bids are as follows:

	Northwood	Oakmont	Church Place	CH 2 Parking Lot	CH 3/4 Parking Lot	Traffic, Striping, Manholes	Total
MJ Jurado	\$ 146,452	\$129,293	\$ 80,260	\$78,343	\$ 78,477	\$ 35,400	\$ 548,225
Nelson							N/B
RJ Noble							N/B
Sully-Miller	\$ 142,880	\$129,294	\$ 78,694	\$76,814	\$ 71,343	\$ 51,000	\$ 550,025

The Physical Property Committee, at its July 1, 2020 meeting, recommends awarding a contract to MJ Jurado based on past performance, plus adding a 10% contingency (\$54,822), for a total cost not to exceed \$603,047.

Paving Project 2020

Following a brief discussion, Ms. Rapp MOTIONED, seconded by Mr. Lukoff, and carried unanimously by the Committee members-

TO recommend the GRF Board award a contract to MJ Jurado, to make repairs, Exhibit A, at a cost of \$548,225, and add a 10% contingency, for a total cost not to exceed \$603,047, Reserve funding, pending Finance Committee review of available funds.

At its July 20, 2020 meeting, the Finance Committee reviewed this request and determined Reserve funding is available.

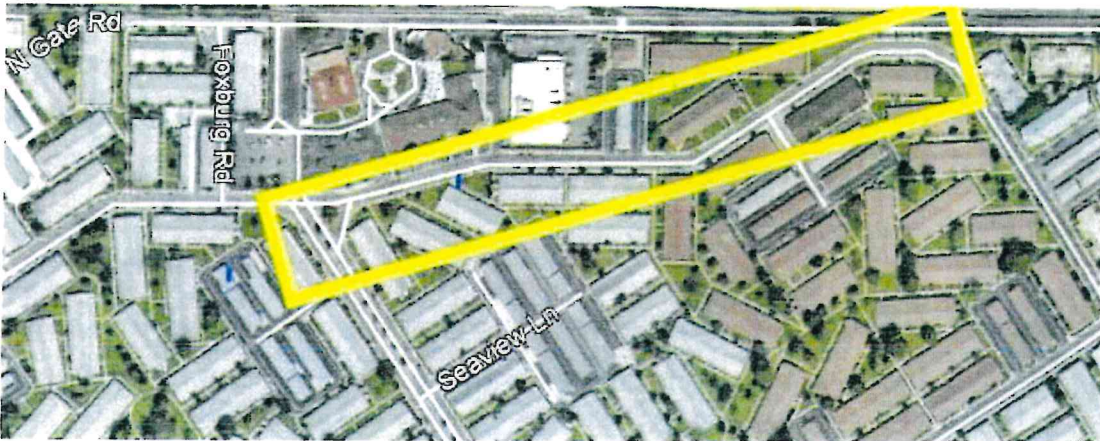
I move to award a contract to MJ Jurado to make paving repairs, as called out in Exhibit A, for a total cost not to exceed \$603,047, including a 10% contingency of \$54,822, Reserve funding, and authorize the President to sign the contract.

2020 Paving Project

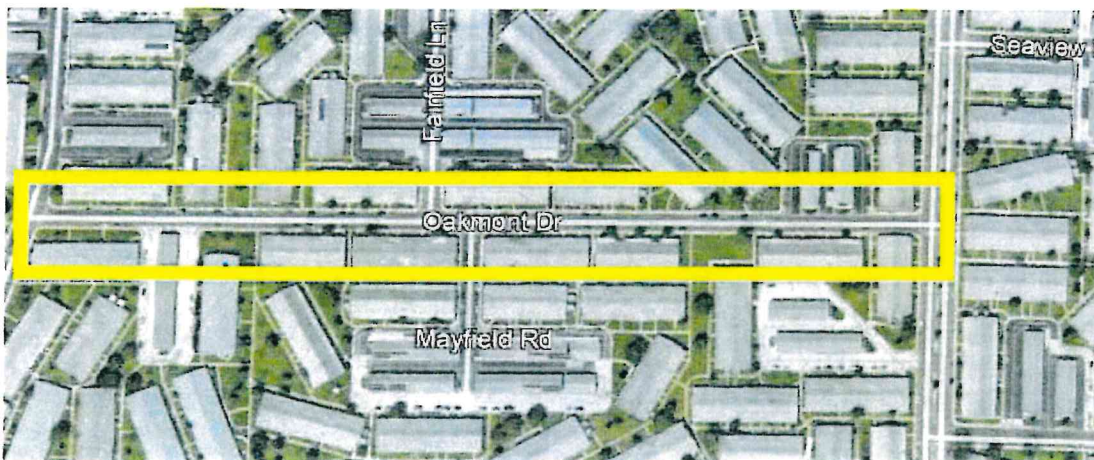
EXHIBIT A

2" GRIND AND OVERLAY

Northwood - Del Monte to St. Andrews
7,144 square feet



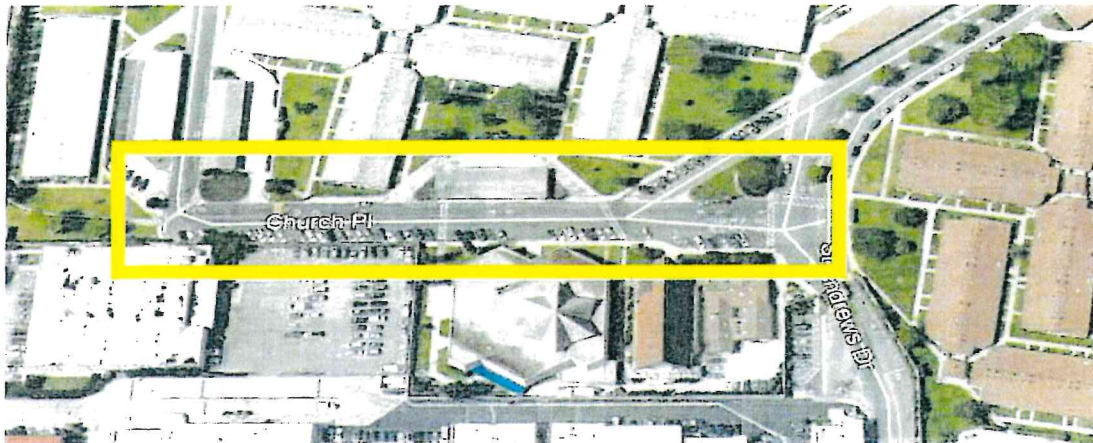
Oakmont
63,070 square feet



2020 Paving Project

2" GRIND AND OVERLAY

Church Place
39,151 square feet



Clubhouse 2 Parking Lot
38,216 square feet



2020 Paving Project

SLURRY SEAL / CRACK FILL

Clubhouses 3 and 4 Parking Lot
142,685 square feet

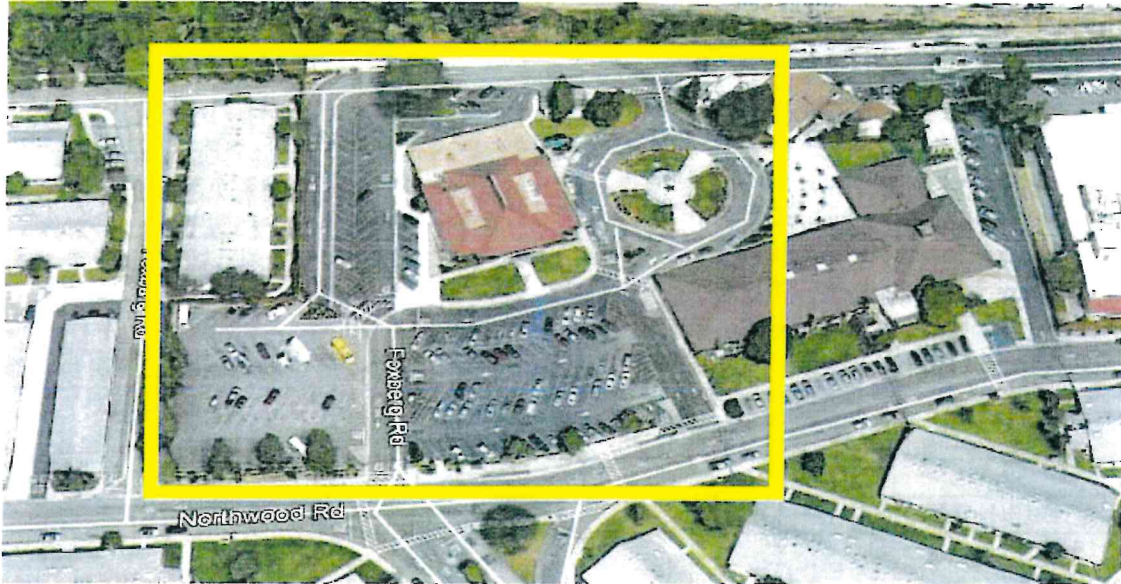


Exhibit B

Fiscal Year	2020	2021	2022	2023	2024
Service Maintenance					
832 Roll-Up Doors - Replace	\$0	\$0	\$0	\$0	\$0
904 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
951 Bathrooms/Locker Rm - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces- Repaint	\$12,000	\$0	\$0	\$0	\$0
Resale Office					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$15,757
900 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
951 Bathrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$5,065
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$4,615
1116 Wood Surfaces - Repaint	\$0	\$3,502	\$0	\$0	\$0
1150 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1308 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1400 Real Estate Office Signage - Replac	\$0	\$0	\$0	\$4,917	\$0
Security Office					
601 Carpet - Replace	\$0	\$36,050	\$0	\$0	\$0
603 Linoleum Floor - Replace	\$0	\$7,725	\$0	\$0	\$0
900 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
951 Bathrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
960 Office Furnishings - Replace	\$0	\$25,750	\$0	\$0	\$0
1110 Ceiling Panels - Repaint	\$0	\$7,725	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$8,498	\$0	\$0	\$0
1115 Exterior Flatwork - Repaint	\$0	\$0	\$0	\$0	\$10,749
1150 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1308 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$52,451	\$0
1330 Gutter System - Repair/Replace	\$0	\$0	\$0	\$3,715	\$0
Combined Assets					
302 Generators - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Systems - Replace	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413
303 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
328 Plumbing - Refurbish	\$0	\$0	\$0	\$0	\$0
329 Admin Dist. Piping - Replace	\$0	\$0	\$0	\$0	\$0
329 Amphitheater Dist. Piping - Replace	\$0	\$0	\$0	\$0	\$0
329 Library Dist Piping - Replace	\$0	\$0	\$0	\$0	\$0
329 Resale Office Dist Piping - Replace	\$0	\$0	\$0	\$0	\$0
329 Security Dist. Piping - Replace	\$0	\$0	\$0	\$0	\$0
330 Water Dist Main Water Valves - Repl	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
332 Water Heaters - Replace	\$0	\$0	\$0	\$11,474	\$0
350 Exhaust Fans - Replace	\$0	\$0	\$30,766	\$0	\$0
385 Walkway Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
430 Drinking Fountains - Replace	\$0	\$0	\$0	\$46,441	\$0
439 Outdoor Furnishings - Replace	\$0	\$0	\$17,505	\$0	\$0
439 Patio Furn & Waste Cans - Replace	\$0	\$0	\$0	\$0	\$0
800 Exterior Doors - Replace	\$31,000	\$31,930	\$32,888	\$33,875	\$34,891
917 Audio-Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$9,285
970 CCTV Camera System - Replace	\$0	\$0	\$77,446	\$0	\$0
1400 Building Signage - Replace	\$0	\$0	\$0	\$0	\$0
1860 Fire Alarm Systems - Replace	\$0	\$0	\$0	\$0	\$0
Infrastructure					
201 Asphalt (Parking Lot) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Phase 1) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Phase 2) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Phase 3) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Phase 4) - Resurface	\$450,000	\$0	\$0	\$0	\$0
201 Asphalt (Phase 5) - Resurface	\$0	\$0	\$1,909,620	\$0	\$0
201 Asphalt Clubhouse 2 - Resurface	\$41,500	\$0	\$0	\$0	\$0
202 Asphalt (Parking Lot) - Repair/Seal	\$101,000	\$0	\$0	\$0	\$113,676
202 Asphalt (Phase 1) - Repair/Seal	\$0	\$0	\$0	\$0	\$168,826
202 Asphalt (Phase 2) - Repair/Seal	\$0	\$0	\$0	\$0	\$168,826
202 Asphalt (Phase 3) - Repair/Seal	\$0	\$0	\$0	\$163,909	\$0
202 Asphalt (Phase 4) - Repair/Seal	\$0	\$0	\$0	\$0	\$0
202 Asphalt (Phase 5) - Repair/Seal	\$0	\$0	\$0	\$0	\$0
360 Crosswalk Lights - Replace	\$0	\$0	\$0	\$0	\$0
360 Street Lights Backup Battery - Repl	\$0	\$0	\$0	\$0	\$0
360 Traffic Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
361 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
367 Marquee - Replace	\$0	\$0	\$0	\$0	\$0



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE (MW)
SUBJECT: RESERVE FUNDING REQUEST – FITNESS CENTER, PHASE I – FLOORING PREPARATION
DATE: JULY 14, 2020
CC: FILE

At its regularly scheduled meeting on July 1, 2020, the GRF Board duly moved and approved the expansion, improvement, and enhancements of the Fitness Center. Such improvements included the full replacement of all second floor flooring.

After removal of the existing floor covering, an inspection by the floor installation company revealed the subfloor was found to be in poor condition and requires repairs, priming and leveling before the new fitness flooring can be installed and covered under the manufacturer's warranty.

Based upon the proposal received to date (additional proposal is actively being sought), the cost of these repairs, priming and leveling is \$3.00 per square foot.

The Physical Property Department sent out a RFP to three contractors and received two quotes, as follows:

Speedy Floors Removal & Dumpsters	\$25,800
Cornerstone Floor	\$56,640
Kary's Carpets	no bid

The Board approved \$20,000 in contingencies funding for this project. This amount included initial projections of \$1.00 per square foot for floor preparation (\$9,000). Total contingencies used to date are \$5,407 leaving the availability of \$12,455 of the contingency fund.

Typical areas requiring repairs and leveling



The Finance Committee, at its July 20, 2020 meeting, determined sufficient Reserve funds, in the amount of \$18,048 (proposed cost for repairs, priming and leveling of \$27,048, less budgeted contingency fund for floor preparation of \$9,000 = \$18,048 of required funding) are available.

Note: Funding request is based on current available proposal; based upon review of all proposals, the final amount funding request to the Board will reflect the lowest qualified proposal.

I move to approve additional Reserve funds, in the amount of \$18,048, for the proposed repair work, to the sub floor, second floor Clubhouse Six, and authorize the President sign any contract or change order.

Speedy Floors Removal & Dumpsters

21209 Chase Street
Canoga Park, CA 91304
O:818 701-9585 F:818 701-9374
Lic #1036100

Estimate

Date	Estimate #
7/20/2020	465

Company Name
Mark Weaver Club House #6 Second Floor Leisure World Seal beach, CA

Job Address
Club House #6 Second Floor Leisure World Seal beach, CA

P.O. No.	Job Date

Service	Description	Qty / Sq.Ft.	Price Each	Amount
Self Level	Prep Floor, prime and apply skim topping (this method will not guarantee the floor to be completely flat)	8,600	3.00	25,800.00
Extra			0.00	0.00
Thank you for your business.		Total \$25,800.00		

E-mail
speedyfloorsanddumpsters@gmail.com

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Golden Rain Foundation

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: ARCHITECTURAL DESIGN & REVIEW COMMITTEE (MW)
SUBJECT: RESERVE FUNDING REQUEST – CLUBHOUSE TWO- LANDSCAPING REPLACEMENT
DATE: JULY 20, 2020
CC: FILE

Staff was requested to seek a proposal from GRF landscape contractor of record, Anguiano Lawn Care, to replace landscaping around Clubhouse Two; the price quoted for this is service \$17,517 (Exhibit A).

QUANTITY	PLANTER NUMBER	RATE	AMOUNT
	#1 EL DORADO SIDE		\$7870.00
	#2 NORTH SIDE SERENITY		\$2038.00
	#3 BBQ AREA		\$2260.00
	#4 FACING MISSION SIGN		\$2062.00
	#5 CH2 SOUTH ENTRY		\$1691.00
	#6 EL DORADO CORNER		\$1596.00

TOTAL: \$17,517.00

Reserve Funds are available in (Exhibit B). The Architectural Design and Review Committee, at its July 17, 2020 meeting, recommended awarding a contract to Anguiano Lawn Care to replace landscaping around Clubhouse Two.

I move to award a contract to Anguiano Lawn Care, for the replacement of landscaping around Clubhouse Two, at a cost not to exceed \$17,517, Reserve funding, and authorize the President to sign the contract.

Anguiano Lawn Care, Inc.
P.O.B. 2849, SEAL BEACH, CA 90740
(562) 244-1113

PROPOSAL FOR SERVICES

MARCH 18, 2020
MARK WEAVER, FACILITIES DIRECTOR
CH2 PLANTER #1 THRU 6 RECAP

This is a proposal for the following job at the given location as described:

QUANTITY	PLANTER NUMBER	RATE	AMOUNT
	#1 EL DORADO SIDE		\$7870.00
	#2 NORTH SIDE SERENITY		\$2038.00
	#3 BBQ AREA		\$2260.00
	#4 FACING MISSION SIGN		\$2062.00
	#5 CH2 SOUTH ENTRY		\$1691.00
	#6 EL DORADO CORNER		\$1596.00
		TOTAL:	\$17,517.00

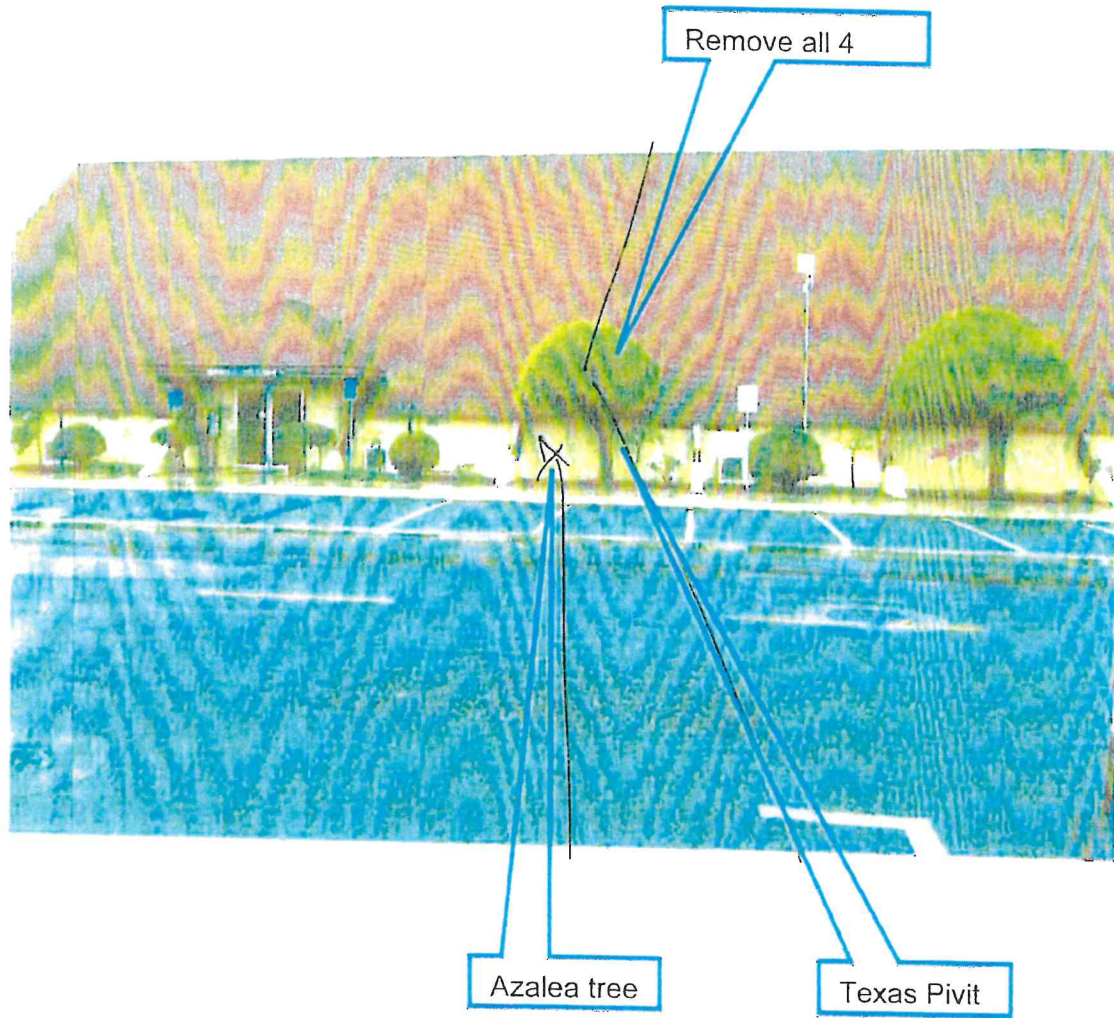
Anguiano Lawn Care, Inc.
P.O.B. 2849, SEAL BEACH, CA 90740
(562) 244-1113

PROPOSAL FOR SERVICES

MARCH 17, 2020
MARK WEAVER, FACILITIES DIRECTOR
CH2 PLANTER #1: ELDORADO SIDE (160' X 6' = 960 SQ FT)

This is a proposal for the following job at the given location as described:

QUANTITY	DESCRIPTION	RATE	AMOUNT
	LABOR TO REMOVE THE EXISITING LAVA ROCK, DEBRIS AND SCALLOP EDGING. REMOVE/RELOCATE THE GAZANIA PLANTS TO THE BBQ PLANTER		\$960.00
	LABOR TO REMOVE THE FOUR FICUS TREES/ROOTS	\$700.00	\$2800.00
	DEBRIS/TREE DUMP FEE: 2 LOADS @ \$360.00		\$720.00
10	PURCHASE FIVE GALLON MIXED COLOR AZALEA PATIO TREES	\$90.00	\$900.00
4	PURCHASE 15 GALLON TEXAS PRIVET BUSHES	\$100.00	\$400.00
	LABOR INSTALL		\$780.00
	INSTALL DRIP IRRIGATION LABOR AND MATERIAL		\$760.00
	MATERIAL ADD IN FOR ALL 6 PLANTERS:		
4 CUBIC YARDS	ROTO TILL AND ADD 4 YARDS OF COMPOST LABOR AND MATERIAL	\$40.00	\$160.00
	15 BAGS ACID MIX SOIL	\$10.00	\$150.00
6 CUBIC YARDS	PREMIUM CHIP MULCH	\$40.00	\$240.00
TOTAL:			\$7870.00



Remove 4 Ficus
Install 10 Azalea patio trees
Install 4 Texas Pivits
In the same existing pattern

PLANTER # 1

Anguiano Lawn Care, Inc.

P.O.B. 2849, SEAL BEACH, CA 90740

(562) 244-1113

PROPOSAL FOR SERVICES

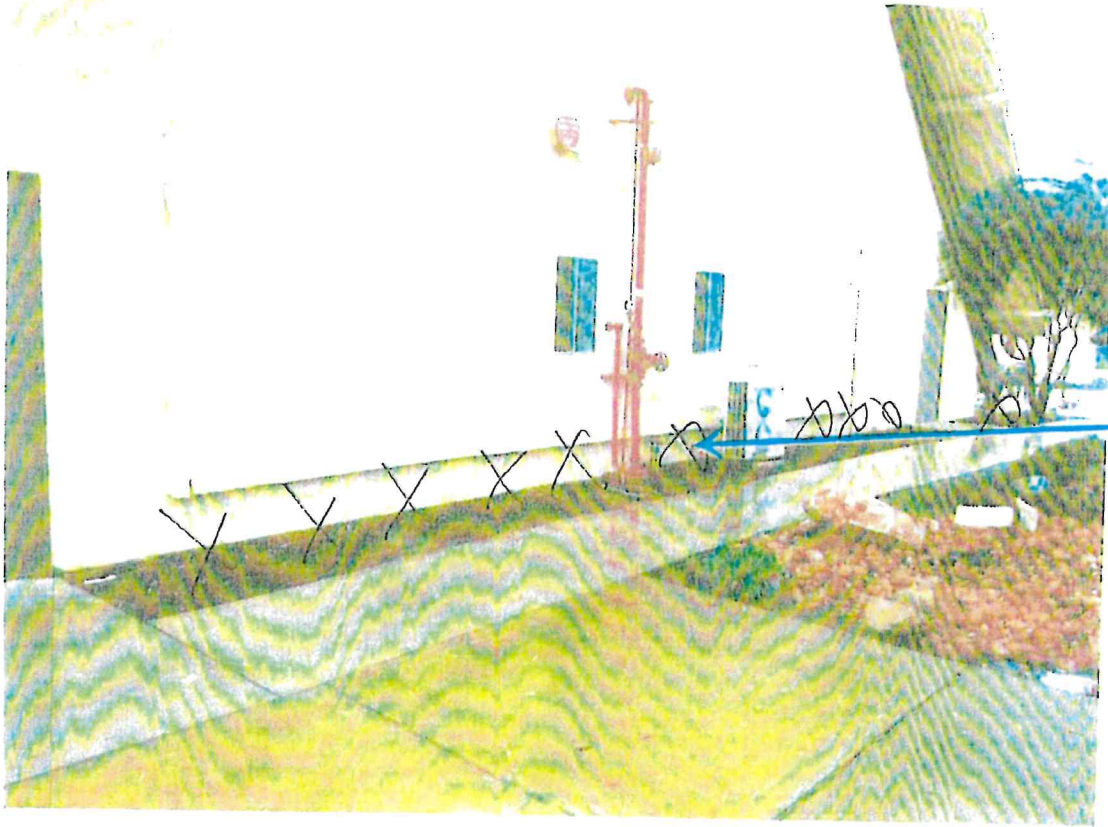
MARCH 17, 2020

MARK WEAVER, FACILITIES DIRECTOR

CH2 PLANTER #2: NORTHSIDE ALONG SERENITY GARDEN (63' X 3' = 189 SQ FT)

This is a proposal for the following job at the given location as described:

QUANTITY	DESCRIPTION	RATE	AMOUNT
21	PURCHASE FIVE GALLON MIXED COLOR AZALEA BUSHES	\$38.00	\$798.00
	LABOR INSTALL		\$780.00
	INSTALL DRIP IRRIGATION LABOR AND MATERIAL		\$460.00
TOTAL:			\$2038.00



Install 21 Azaleas

PLANTER # 2

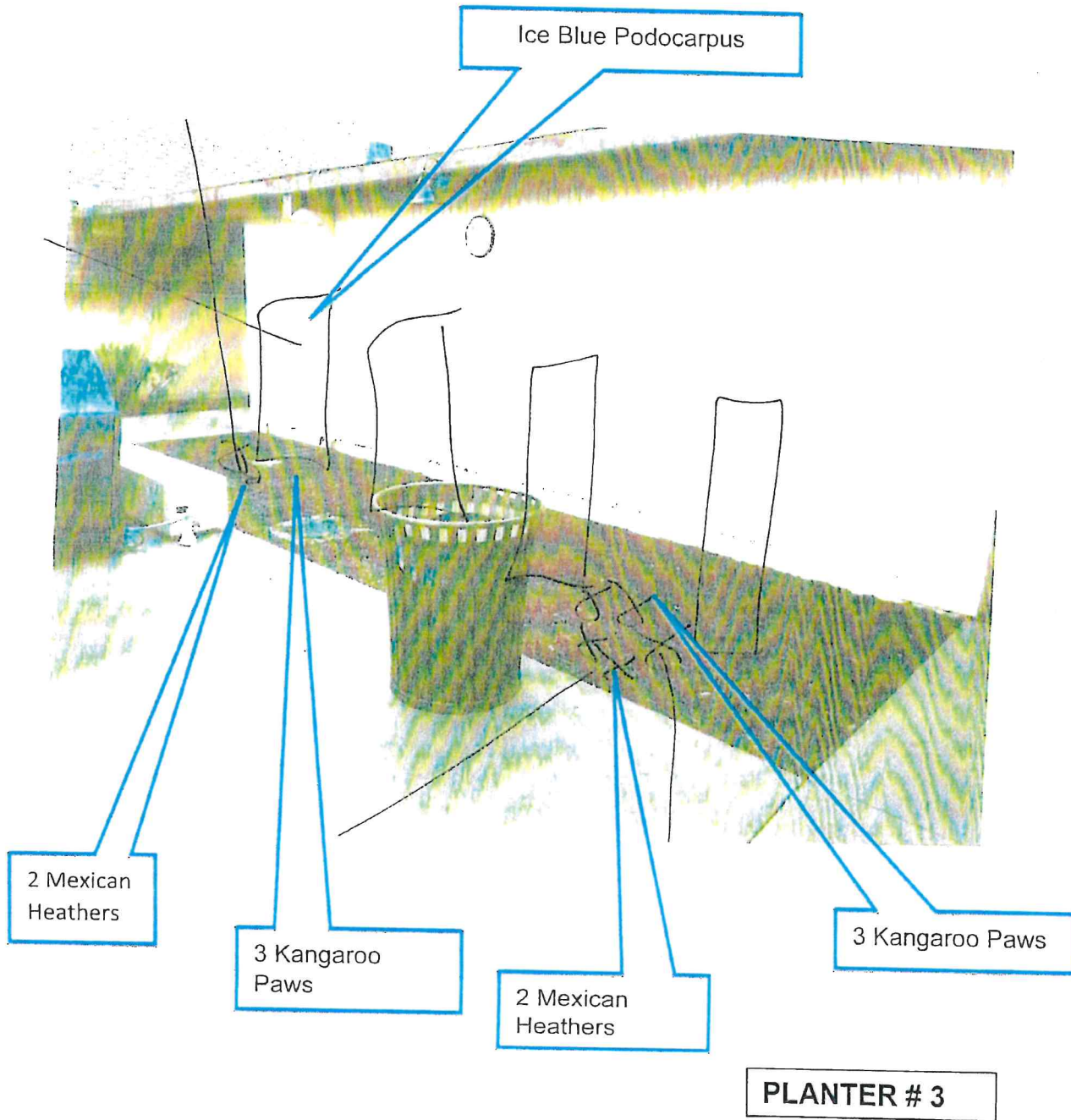
Anguiano Lawn Care, Inc.
P.O.B. 2849, SEAL BEACH, CA 90740
(562) 244-1113

PROPOSAL FOR SERVICES

MARCH 17, 2020
MARK WEAVER, FACILITIES DIRECTOR
CH2 PLANTER #3: BBQ PLANTER (25' X 6' = 150 SQ FT)

This is a proposal for the following job at the given location as described:

QUANTITY	DESCRIPTION	RATE	AMOUNT
4	PURCHASE 15 GALLON ICEE BLUE PORDOCAPUS: SET IN MIDDLE OF PLANTER AWAY FROM BLDG EAVE	\$180.00	\$720.00
10	PURCHASE FIVE GALLON: SIX MEDIUM ORANGE KANGAROO PAWS AND FOUR PURPLE MEXICAN HEATHERS INSTALLED IN TWO GROUPINGS. GRF TO MOVE BOULDERS FROM GLOBE TO THIS PLANTER.	\$38.00	\$380.00
	LABOR INSTALL		\$480.00
	INSTALL DRIP IRRIGATION LABOR AND MATERIAL		\$680.00
TOTAL:			\$2260.00



GRF to move boulders from globe
Install 6 Kangaroo Paws
Install 4 Mexican Heathers
Install Ice Blue Podocarpus

Anguiano Lawn Care, Inc.
P.O.B. 2849, SEAL BEACH, CA 90740
(562) 244-1113

PROPOSAL FOR SERVICES: revised 7/20/20

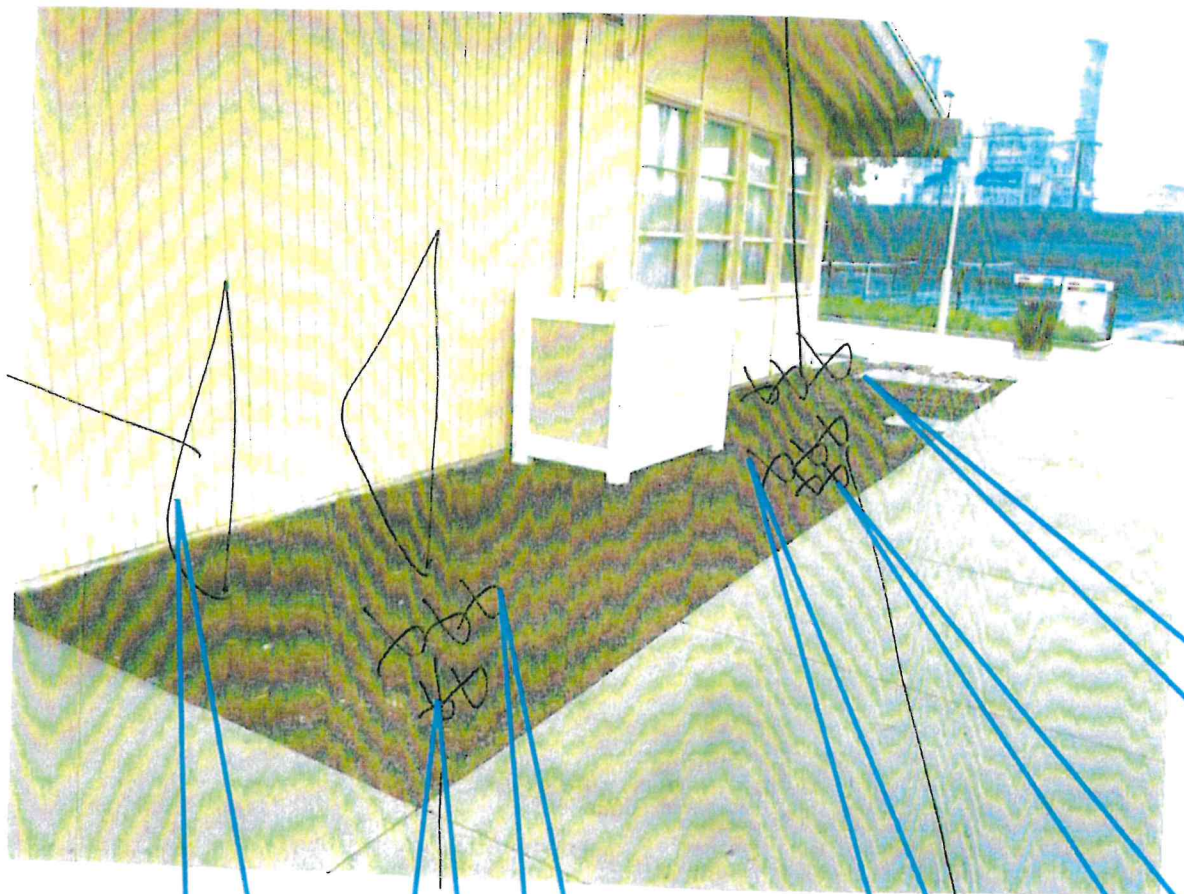
JULY 20, 2020

MARK WEAVER, FACILITIES DIRECTOR

CH2 PLANTER #4: NORTH SIDE FACING MISSION PARK SIGNAGE

This is a proposal for the following job at the given location as described:

QUANTITY	DESCRIPTION	RATE	AMOUNT
2	PURCHASE 15 GALLON ICEE BLUE PORDOCAPUS: SET IN MIDDLE OF PLANTER AWAY FROM BLDG EAVE 2 ON EACH SIDE OF AC UNIT	\$180.00	\$360.00
10	PURCHASE FIVE GALLON: SIX MEDIUM ORANGE KANGAROO PAWS AND FOUR PURPLE MEXICAN HEATHER. GRF TO MOVE BOULDERS FROM GLOBE TO THIS PLANTER.	\$38.00	\$380.00
3	FIVE GALLON LARGE 'BIG 'RED' KANGAROO PAWS: SET UNDER THE ROW OF WINDOWS	\$54.00	\$162.00
	LABOR INSTALL		\$480.00
	INSTALL DRIP IRRIGATION LABOR AND MATERIAL		\$680.00
TOTAL:			\$2062.00



GRF to move boulders from Globe

Install 6 Kangaroo Paws

Install 4 Mexican Heathers

Install 2 Ice Blue Podocarpus

Install 3 large Kangaroo Paws

3 large Kangaroo Paws

2 Ice Blue
Podocarpus

2 Mexican
Heather

3 Kangaroo Paws

3 Kangaroo Paws

2 Mexican Heathers

PLANTER # 4

Anguiano Lawn Care, Inc.

P.O.B. 2849, SEAL BEACH, CA 90740

(562) 244-1113

PROPOSAL FOR SERVICES

MARCH 18, 2020

MARK WEAVER, FACILITIES DIRECTOR

CH2 PLANTER #5: FRONT CH2 ENTRY

This is a proposal for the following job at the given location as described:

QUANTITY	DESCRIPTION	RATE	AMOUNT
	GRF TO RELOCATE BOULDERS FROM GLOBE TO PLANTERS #3/4. ALSO MOVE CH2 ENTRY BOULDER TO #3		
	ANGUIANO TO INSTALL DIRT/SEED AT CH2 FRONT BOULDER LOCATION		\$64.00
	LABOR TO REMOVE BOXWOOD BUSHES AND ALL EDGING AND EXTEND THE BOXWOOD PLANTER TO 3' DEEP		\$480.00
	DUMP FEE		\$200.00
2	PURCHASE 5 GALLON MIXED COLOR AZALEA PATIO TREES. INSTALL ONE ON EACH SIDE OF EXISTING JUNIPERS	\$90.00	\$180.00
2	FIVE GALLON PURPLE MEXICAN HEATHER. INSTALL NEXT TO EACH PATIO TREE. NO PLANT INSTALL CHARGE	\$38.00	\$76.00
100 LINEAR FT	PURCHASE/INSTALL 1" WIDE BROWN BENDER BOARD EDGING LABOR AND MATERIAL		\$451.00
	REPAIR/INSTALL IRRIGATION LABOR AND MATERIAL		\$240.00
	GRF TO PURCHASE/DELIVER VARYING SIZE CERAMIC POTS FOR TWO FRONT PLANTERS WILL SUBMIT SEPARATE PROPOSAL FOR POTS WITH STONE/PLANT/IRRIGATION INSTALL. WE WILL REPURPOSE SOME LAVA ROCK FROM PLANTER #1 FOR THE BOTTOM OF THE URNS/POTS.		

TOTAL:

\$1691.00



Purple Mexican
Heather

Azalea
Patio Tree

Remove boxwoods

PLANTER # 5

- Extend the 2 Boxwood planters to 3 feet
- Install GRF urns/pots in planter
- Possibly install decorative stone around the bottom of urns/pots
- Possibly install small plants near urns/pots



See prior page for detail

Install Azalea Patio Tree and
Mexican Heather to right of Juniper

Remove Boxwoods

PLANTER # 5

Anguiano Lawn Care, Inc.
P.O.B. 2849, SEAL BEACH, CA 90740
(562) 244-1113

PROPOSAL FOR SERVICES

MARCH 18, 2020

MARK WEAVER, FACILITIES DIRECTOR

CH2 PLANTER #6: CORNER OF EL DORADO AND CANOE BROOK (APPROX 10' X 17' = 270 SQ FT)

This is a proposal for the following job at the given location as described:

QUANTITY	DESCRIPTION	RATE	AMOUNT
	LABOR TO REMOVE ALL LAVA ROCK, SLOPE GROUND TOWARDS THE EDISON TRANSFORMER AND REMOVE ALL EDGING		\$344.00
	DUMP FEE		\$200.00
128	PURCHASE 4" MIX COLOR AFRICAN DAISIES	\$5.00	\$640.00
	PLANT LABOR INSTALL		\$172.00
	REPAIR/INSTALL DRIP IRRIGATION LABOR AND MATERIAL		\$240.00
TOTAL:			\$1596.00



1. Remove all lava rocks and edging
2. Install 4-inch mixed color African Daisies

PLANTER # 6



Azalea bush



Kangaroo paw medium orange



Mexican heather purple



New Zealand flax large Phormium – tenax



Podocarpus icy blue



Texas Privet



African Daisies

EXHIBIT B

Fiscal Year	2020	2021	2022	2023	2024
367 Marquee Monument - Replace	\$0	\$0	\$0	\$0	\$0
380 Shuffleboard Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
518 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
560 St Andrews Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
706 Barrier Arm Operator - Replace	\$0	\$0	\$7,161	\$0	\$0
708 Gate Operators - Replace	\$0	\$0	\$3,607	\$0	\$0
709 Electrical Generator - Replace	\$0	\$0	\$5,941	\$0	\$0
968 Gate Server Equipment - Replace	\$0	\$3,760	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$25,000	\$0	\$0	\$0	\$0
1020 Landscape Removal & Replacement	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964
1113 Metal Surfaces - Repaint	\$0	\$3,605	\$0	\$0	\$0
1115 HC Bldg Exterior Flatwork - Repaint	\$0	\$0	\$0	\$0	\$0
1116 HC Bldg Wood Surfaces - Repaint	\$0	\$0	\$0	\$9,944	\$0
1118 Parking Spaces - Restripe	\$8,350	\$0	\$0	\$9,124	\$0
1118 Red Curbs - Repaint	\$0	\$0	\$24,931	\$0	\$0
1702 Waterscape Shoreline - Clean/Repair	\$0	\$0	\$0	\$0	\$0
1906 Radar Trailer - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous Components					
1022 Main Gate Beautification - Project	\$0	\$0	\$0	\$0	\$0
1060 Globe Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1062 Globe Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1405 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1415 Veterans Memorial - Refurbish	\$0	\$0	\$0	\$0	\$0
1880 RV Lot Office Trailer - Replace	\$0	\$0	\$0	\$0	\$0
Fleet Maintenance					
305 Portable Maint. Equipment	\$0	\$0	\$0	\$0	\$0
319 Overhead Lights on Vehicles	\$0	\$0	\$0	\$0	\$4,896
1405 Bus Stop Signs - Replace	\$0	\$0	\$0	\$0	\$0
1900 Cushmans - Replace	\$0	\$0	\$0	\$0	\$92,854
1902 Forklift - Replace	\$0	\$0	\$0	\$0	\$0
1902 Front Loader/Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1902 Tractors - Replace	\$0	\$0	\$0	\$0	\$0
1903 Automobiles - Replace	\$0	\$0	\$0	\$0	\$0
1903 Club Carts - Replace	\$0	\$0	\$0	\$0	\$0
1903 Elect Inspector Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
1903 Elect Maintenance Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
1904 Chevy Trucks - Replace	\$0	\$0	\$180,353	\$0	\$0
1905 Buses (2019) - Replace	\$0	\$0	\$0	\$0	\$0
1905 Mini Buses - Replace	\$0	\$0	\$0	\$0	\$1,046,723
1905 Spirit Freedom Bus - Replace	\$0	\$0	\$0	\$0	\$135,061
1906 Trailer for Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1906 Trailers - Replace	\$0	\$0	\$0	\$0	\$0
1910 Taylor Dunn	\$10,500	\$0	\$0	\$0	\$0
Revitalization Projects					
370 CH2 Large Interior Lighting - Repl	\$15,500	\$0	\$0	\$0	\$0
920 CH2 Ballroom Furnishings - Replace	\$32,000	\$0	\$0	\$0	\$0
920 CH2 Lobby Furnishing - Replace	\$18,500	\$0	\$0	\$0	\$0
951 CH2 Bathrooms - Remodel	\$101,000	\$0	\$0	\$0	\$0
1110 CH2 Interior Surfaces - Repaint	\$27,000	\$0	\$0	\$0	\$0
1115 CH2 Stucco - Repaint	\$10,850	\$0	\$0	\$0	\$0
1116 CH2 Wood Surfaces - Repaint	\$5,850	\$0	\$0	\$0	\$0
1121 CH2 Wood Siding - Replace	\$26,000	\$0	\$0	\$0	\$0
Total Expenses	\$1,419,550	\$1,051,888	\$2,745,344	\$920,841	\$2,650,911
Ending Reserve Balance	\$9,260,113	\$9,651,466	\$8,428,740	\$9,114,261	\$8,158,062

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: APPROVE OPENING OF GOLF COURSE - ADOPT 70-1448-3, GOLF COURSE
DATE: JULY 21, 2020
CC: FILE

The guidelines contained in 70-1448-3, Golf Course are recommended, under reasonable Covid-19 guidelines for active outdoor activities. GRF's priority will always be the safety of its members and reserves the exclusive right to close the golf course, without notice, for any non-compliance to posted guidelines.

I move to adopt 70-1448-3, Golf Course, and authorize the Executive Director to reopen the golf course on August 3, 2020, under governing document 70-1448-3, Golf Course. The Executive Director is further authorized to close the golf course to protect the general health and safety of the community and its members, should there be a failure of the membership to comply with governing document 70-1448-3.

HUMAN RESOURCES

Golf Course

Due to government restrictions and recommendations brought about by the pandemic, this policy is enacted to allow for reopening certain amenities under emergency operational procedures.

1. GOLF COURSE

The following procedure will be implemented to allow for GRF members, in good standing, to utilize the golf course:

- 1.1. All rounds will be booked through the Golf Starter by email only. The hours of play will be from 8:15 a.m. to 4:30 p.m.
- 1.2. Golfers may play more than once a week, providing there is space available. Email requests will always take precedence; however, golfers may call on the day of play to see if any openings are still available. Walkups may be permitted at the sole discretion of the starter under the same condition.
- 1.3. A round is 9 holes. At the discretion of the Starter, a second round during a tee time may be allowed if the schedule permits.
- 1.4. No tournament play will be allowed.
- 1.5. Golfers are required to book the day before their actual tee date and time by emailing <http://www.lwsb.com/reserve/>
- 1.6. Only rounds of 1 or up to 3 golfers will be permitted and the names of all golfers must be submitted at the time of booking with Mutual and apartment number.
- 1.7. Golfers must state 3 tee times, in order of preference, in case their first choice is not available.
- 1.8. Golfers may not arrive sooner than 10 minutes before their tee times and all tee times will be spread 10 minutes apart.
- 1.9. Masks and 6-foot distancing will always be required.
- 1.10. No gathering will be permitted before or after rounds have been played.
- 1.11. No Golfer may touch any other Golfer's equipment including golf balls.
- 1.12. The Starter Shack will be closed to all gatherings and will only be available for restroom use.

HUMAN RESOURCES

Golf Course

- 1.13.** The Starter can only be addressed through the protective window area.
- 1.14.** The putting green area will also be open with all required restrictions.
- 1.15.** The hitting cage will remain closed.
- 1.16.** The Golf Starter will have the final say in all matters.
- 1.17.** The following are additional restrictions on the course:
 - 1.17.1.** No score cards will be provided.
 - 1.17.2.** No posting of scores.
 - 1.17.3.** Ball washers are not available.
 - 1.17.4.** Shoe cleaning station will be off limits due to touch surfaces.
 - 1.17.5.** Flag sticks to remain in the hole and a suitable method to fill the cups so that golf balls are readily accessible.
 - 1.17.6.** No food or beverage services allowed.
 - 1.17.7.** Patio chairs and benches have been removed to prevent gathering of groups and to maintain social distancing.

Document History

Adopted: XX XXX 20

Keywords: Golf Course Recreation

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: APPROVE OPENING OF VETERANS PLAZA - ADOPT 70-1449-3, VETERANS PLAZA
DATE: JULY 21, 2020
CC: FILE

Under reasonable government (state and city) COVID-19 guidelines for active outdoor activities, governing document 70-1449-3, Veterans Plaza, is recommended for adoption in order to open the Veterans Plaza. GRF's priority will always be the safety of its members and reserves the exclusive right to close Veterans Plaza, without notice, for any non-compliance to posted guidelines.

I move to adopt 70-1449-3, Veterans Plaza, and authorize the Executive Director to reopen Veterans Plaza on August 3, 2020, under governing document 70-1449-3, Veterans Plaza. The Executive Director is further authorized to close Veterans Plaza to protect the general health and safety of the community and its members, should there be a failure of the membership to comply with governing document 70-1449-3.



HUMAN RESOURCES

Veterans Plaza

Due to government restrictions and recommendations brought about by the pandemic, this policy is enacted to allow for reopening certain amenities under emergency operational procedures.

1. VETERANS PLAZA

The Recreation Department will make Veterans Plaza available for exercise and dance clubs, in good standing, where physical contact is not involved.

- 1.1. Only clubs that meet the following criteria may book reservations Veterans Plaza
- 1.2. All reservations are through the Recreation Department by email.
- 1.3. Reservations will be limited to 90 minutes, no more than once a week.
- 1.4. Participation is solely at one's own risk.
- 1.5. Group sizes may be required to be reduced to meet social distancing guidelines.
- 1.6. Masks and 6-foot distancing will always be required.
- 1.7. GRF members only may participate; no guests are permitted.
- 1.8. No sign in sheets are required, but GRF reserves the right to reinstitute them at any time.
- 1.9. No tables or chairs permitted and no GRF equipment is available.
- 1.10. Clubhouse 3 restrooms will be available through the lobby and no more than 2 people are permitted in either restroom at a time.
- 1.11. No unscheduled event will be allowed at any time.
- 1.12. Reservations may be preempted by GRF for special events.
- 1.13. Members should bring sanitizer or wear gloves.
- 1.14. All classes are self-managed and must provide their own equipment.
- 1.15. Shared use of microphones is prohibited.
- 1.16. In case of multiple similar clubs requesting a reservation, remaining time slots will be awarded by lottery.

HUMAN RESOURCES

Veterans Plaza

- 1.17.** The Recreation Department determines, by their discretion, if a particular activity is appropriate for this venue.
- 1.18.** The custodial contractor will sanitize all touch surfaces after each event.

Document History

Adopted: XX XXX 20

Keywords: Veterans Recreation
Plaza

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE (VJM)
SUBJECT: ACCEPT DONATION FROM THE GOLDEN AGE FOUNDATION FOR
THE KNOWLEDGE AND LEARNING CENTER
DATE: JUNE 23, 2020
CC: FILE

The Golden Age Foundation Board voted to donate up to \$13,500 for the hearing loop in the Knowledge and Learning Center. The hearing loop technology will benefit residents using the Center by offering the best assistive listening experience. This will allow Leisure World to be a hearing-inclusive community, promoting communication access and ADA compliance for persons with any type of hearing loss. Per governing document 30-5231-1, acceptance of the donation requires GRF Board of Directors' approval.

I move to accept a donation from the Golden Age Foundation, in an amount up to \$13,500, for the installation of hearing loops, as part of the Knowledge and Learning Center.



EXECUTIVE COMMITTEE

Donations

1. RECEIVING DONATIONS

- 1.1. All donations to the Golden Rain Foundation (GRF) with a value of \$5,000 or less, by individuals, clubs, groups or others, shall be presented to the appropriate committee for approval prior to acceptance.
- 1.2. All donations to the GRF with a value of more than \$5,000, by individuals, clubs, groups, or others, shall be presented to the Board of Directors (BOD) for approval prior to acceptance.
- 1.3. The Director of Finance is required to report to the Finance Committee any cash donations.
- 1.4. On the monthly financial statement given to the BOD, the Director of Finance is required to report any donations.

2 DEPRECIATION OF DONATED ITEMS

When items of equipment are donated, an entry will be made to set them up on the property ledger as trust assets. The cost will be the value of the equipment donated with an offsetting amount shown as income.

Document History

Adopted: 20 Mar 73	Amended: 15 Jun 76	Amended: 15 Mar 77
Amended: 11 Oct 83	Amended: 19 May 98	Amended: 23 May 17
Amended: 23 Jul 19		

Keywords: Executive Committee Donation