



AB3182 AD HOC COMMITTEE

Agenda

Clubhouse Four

Wednesday, December 16, 2020

10:00 a.m.

To view the live AB3182 Ad Hoc Committee meeting:

- Go to www.lwsb.com
- Click on the AB3182 Ad Hoc Meeting Live tab
- The tab will be active at 9:45 am 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/Notice of Quorum

3. Chairs Announcements

- a. Introduction of Guests and Staff
 - Susan Hopewell, GRF President
 - Randy Ankeny, Executive Director
 - Corina Mancilla, Recording Secretary
- b. Rules of Order
- c. Chairs Report

4. Shareholder/Member Comments *(Limited to 3 minutes per person)*

5. Approval of Minutes

- a. Minutes of the Regular Meeting, December 9, 2020 (pp. 1-5)

6. Correspondence (N/A)

7. Staff Reports (N/A)

8. Subcommittee Reports (N/A)

9. Unfinished Business (N/A)

10. New Business

- a. Renter/Lessee Package – Handout
- b. Draft Letters – Handouts
 - i. Mutual Seventeen to Renters and Members/Owners
 - ii. Real Estate Offices
- c. Leases – Handout

11. Governing Documents

- a. Adopt
 - i. 50-1640-4A, Renters/Lessees Emergency Contact Form (p. 6)
 - ii. 50-1641-4A, Seal Beach Mutual _____, Lease Agreement – Handout
- b. Amend
 - i. 50-1630-4, Notice of Disclosures – In Membership Transfers (pp. 7-13)
 - ii. 50-1641-4, Seal Beach Mutual Seventeen – Lease – Handout
- c. Review
- d. Rescind

12. Future agenda items

13. President's Comments

14. Next Meeting

TBD

Clubhouse Four

15. Adjournment



AB3182 AD HOC COMMITTEE MINUTES

December 9, 2020

The meeting of the AB3182 Ad Hoc Committee was held on Wednesday, December 9, 2020, and was called to order at 1:00 p.m., by Chair Damoci, in Clubhouse Four, followed by the Pledge of Allegiance.

ROLL CALL

Present: Ms. C. Damoci, Chair
Ms. M. Gerber
Ms. K. Rapp
Ms. P. Snowden
Ms. S. Hopewell, Ex-Officio

Absent: Mr. P. Pratt

Also Present: Mr. R. Ankeny, Executive Director
Ms. C. Mancilla, Recording Secretary
Mr. L. Slutsky, GRF Representative, Mutual Eight
Ms. C. Levine, GRF Representative, Mutual Ten
Mr. L. Melody, GRF Representative, Mutual Fourteen
Mr. N. Massetti, GRF Representative, Mutual Seventeen
Three Shareholders/Members

Chair Damoci greeted and welcomed everyone to the AB3182 Ad hoc Committee meeting and introduced Foundation members, guests and staff.

CHAIR'S ANNOUNCEMENTS

Chair Damoci welcomed the Committee members, guests and staff, including GRF President Susan Hopewell; Executive Director Randy Ankeny and Recording Secretary Corina Mancilla.

SHAREHOLDER COMMENTS

Two Shareholders/Members spoke at the time of the meeting.

APPROVAL OF MINUTES

The minutes of the November 19, 2020, regular meeting were approved, as presented.

CORRESPONDENCE

There was no correspondence at the time of the meeting.

STAFF REPORTS (N/A)

SUB COMMITTEE REPORTS (N/A)

UNFINISHED BUSINESS (N/A)

NEW BUSINESS (N/A)

GOVERNING DOCUMENTS

Adopt 50-3182-4, Decal and ID Card for Member/Owner (M/O) – Mutuals 1-12 and 14-17 Form

After a brief discussion, Ms. Rapp MOTIONED, seconded by Ms. Snowden unanimously by the Committee members present–

TO recommend the GRF BOD adopt 50-3182-4, Decal and ID Card for Member/Owner (M/O) – Mutuals 1-12 and 14-17 Form, as presented.

Adopt 50-3182-4A, Decal and ID Card for Renter/Lessee (R/L) – Mutuals 1-12 and 14-17 Form

After a brief discussion, Ms. Rapp MOTIONED, seconded by Ms. Gerber and carried unanimously by the Committee members present–

TO recommend the GRF BOD adopt 50-3182-4A, Decal and ID Card for Renter/Lessee (R/L) – Mutuals 1-12 and 14-17 Form, as presented.

Amend 30-1001-5, Glossary of Terms

After a brief discussion, Ms. Rapp MOTIONED, seconded by Ms. Snowden unanimously by the Committee members present–

TO recommend the GRF Amend 30-1001-5, Glossary of Terms, as presented.

Amend 30-5093-1, Member Rules of Conduct

After a brief discussion, Ms. Rapp MOTIONED, seconded by Mrs. Damoci and carried unanimously by the Committee members present–

TO recommend the GRF BOD Amend 30-5093-1, Member Rules of Conduct, as amended.

Amend 50-1201-1, GRF Identification Cards

After a brief discussion, Ms. Rapp MOTIONED, seconded by Ms. Gerber and carried unanimously by the Committee members present–

TO recommend the GRF BOD Amend 50-1201-1, GRF Identification Cards, as amended.

Amend 50-1201-2, GRF Identification Cards – Fees

After a brief discussion, Ms. Rapp MOTIONED, seconded by Ms. Gerber and carried unanimously by the Committee members present–

TO recommend the GRF BOD Amend 50-1201-2, GRF Identification Cards – Fees, as presented.

FUTURE AGENDA ITEMS

The Committee concurred not to add as future agenda items at the time of the meeting.

PRESIDENT’S COMMENTS

President Hopewell provided information and updates throughout the meeting.

ADJOURNMENT

Chair Damoci adjourned the meeting at 1:29 p.m.

Carole Damoci, Chair
AB3182 AD HOC COMMITTEE

cm 12.09.20



AB3182 AD HOC COMMITTEE

SUMMARY REPORT
Wednesday, December 9, 2020
1:00 p.m.

Action/Request	Person Resp.	Cmte. Referral	F C	B O D	Comments
1. GOVERNING DOCUMENTS					
<p><u>Adopt 50-3182-4, Decal and ID Card for Member/Owner (M/O) – Mutuals 1-12 and 14-17 Form</u></p> <p>The Committee moved and recommended the GRF BOD adopt 50-3182-4, Decal and ID Card for Member/Owner (M/O) – Mutuals 1-12 and 14-17 Form, as presented.</p>	Recording Secretary			✓	
<p><u>Adopt 50-3182-4A, Decal and ID Card for Renter/Lessee (R/L) – Mutuals 1-12 and 14-17 Form</u></p> <p>The Committee moved and recommended the GRF BOD adopt 50-3182-4A, Decal and ID Card for Renter/Lessee (R/L) – Mutuals 1-12 and 14-17 Form, as presented.</p>	Recording Secretary			✓	
<p><u>Amend 30-1001-5, Glossary of Terms</u></p> <p>The Committee moved and recommended the GRF BOD Amend 30-1001-5, Glossary of Terms, as presented.</p>	Recording Secretary			✓	
<p><u>Amend 30-5093-1, Member Rules of Conduct</u></p> <p>The Committee moved and recommended the GRF BOD Amend 30-5093-1, Member Rules of Conduct, as amended.</p>	Recording Secretary			✓	
<p><u>Amend 50-1201-1, GRF Identification Cards</u></p> <p>The Committee moved and recommended the GRF BOD Amend 50-1201-1, GRF Identification Cards, as amended.</p>	Recording Secretary			✓	

COVID-19 AD HOC COMMITTEE

<p><u>Amend 50-1201-2, GRF Identification Cards – Fees</u></p> <p>The Committee moved and recommended the GRF BOD Amend 50-1201-2, GRF Identification Cards – Fees, as presented.</p>	<p>Recording Secretary</p>			✓	
<p style="text-align: center;">FUTURE AGENDA ITEMS: The Committee moved/concurred not to add future agenda items.</p>					<p style="text-align: center;">Recording Secretary</p>

Renters/Lessees Emergency Contact Form



This Form is required annually for all Renters/Lessees

Mutual # _____ Unit # _____

Name(s): _____

Phone # _____ Cell phone # _____

Email address _____

To ensure accuracy, please print clearly

1 Contact Name:	_____	Relationship:	_____
Address:	_____	Home phone:	_____
City:	_____	Cell phone:	_____
State:	_____	Email address:	_____
Zip Code:	_____	Preferred pet contact	<input type="checkbox"/>

2 Contact Name:	_____	Relationship:	_____
Address:	_____	Home phone:	_____
City:	_____	Cell phone:	_____
State:	_____	Email address:	_____
Zip Code:	_____	Preferred pet contact	<input type="checkbox"/>

3 Contact Name:	_____	Relationship:	_____
Address:	_____	Home phone:	_____
City:	_____	Cell phone:	_____
State:	_____	Email address:	_____
Zip Code:	_____	Preferred pet contact	<input type="checkbox"/>

4 Contact Name:	_____	Relationship:	_____
Address:	_____	Home phone:	_____
City:	_____	Cell phone:	_____
State:	_____	Email address:	_____
Zip Code:	_____	Preferred pet contact	<input type="checkbox"/>

The information you provide is considered CONFIDENTIAL for emergency purposes only.

Signature

Date

Signature

Date

Return this form to the Stock Transfer Office.

If you require additional forms, contact Stock Transfer at (562) 431-6586, ext. 339, 347, or 348.

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Notice of

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Disclosures

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8 Presented by:
9 Stock Transfer Office

10
11 September 28, 2020
12

STOCK TRANSFER

Notice of Disclosures

In Membership Transfers

13 Every Mutual Corporation in Seal Beach Leisure World is a separate governing entity.
14 Each Mutual has specific rules, regulations, and policies regarding residency, pet
15 ownership, powers of attorney, etc. There are also rules for apartment remodeling,
16 landscaping, and other issues relating to changes, alterations, modifications, additions,
17 and deletions made by shareholders to their apartment, inside and outside, to include the
18 surrounding garden areas. The purpose of this Disclosure is to clearly disseminate the
19 boundaries and limitations set forth in policies regarding these subjects.
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Renting and Leasing Not Permitted

21
22 ~~For Mutuals 1,2,3,4,5,6,7,8,9,10,11,12,14,15 & 16: From its inception, Seal Beach~~
23 ~~Leisure World was developed as an active senior citizen community for persons 55 years~~
24 ~~of age or older who have been approved for ownership by the Mutual Corporation and~~
25 ~~Golden Rain Foundation. It is disclosed and acknowledged that the apartments are to be~~
26 ~~used for residential purposes only by resident(s) who are qualified and approved by the~~
27 ~~Mutual Corporation and the Golden Rain Foundation and whose names stand on the~~
28 ~~record of the Corporation as "Owners/Shareholders/Members". Further, the apartment~~
29 ~~may not be utilized as a rental or lease property, nor may the property be utilized as~~
30 ~~collateral for a loan or transferred to a creditor.~~

31 From its inception, Seal Beach Leisure World was developed as an active senior citizen
32 Community for persons 55 years of age or older who have been qualified and approved
33 for ownership by the Mutual Corporation. It is disclosed and acknowledged that are to be
34 used for residential purposes only by the Member/Owner and may not be utilized as
35 collateral for a loan or transferred to a creditor. Unreasonable restrictions concerning the
36 renting or leasing of a Member/Owner's unit will be prohibited. Please inquire with each
37 Mutual Corporation as to their specific rules and regulations.
38

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Notice of Occupancy Agreement & By-Laws Booklet

39
40 I hereby certify that a copy of the Occupancy Agreement has been provided to me for
41 review. I understand that I will be required to sign the Occupancy Agreement at my
42 appointment in the Stock Transfer Office.
43

(Sep 20)

STOCK TRANSFER

Notice of Disclosures

In Membership Transfers

44 A By-Laws Booklet is available for your review. You will be provided with a By-Laws
45 Booklet at the completion of your transfer.
46

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Property Tax Re-Evaluation

47
48 The Orange County Tax Assessor will re-evaluate, to the current market value, all
49 property where ownership changes, as of the date of the change, and begin collection of
50 the new taxes effective on that date. Accordingly, the Golden Rain Foundation will
51 continue to collect taxes from you based on the old assessment value until it has other
52 information from the Assessor's office, Please note that this may result in an
53 underpayment of taxes on your part, and an assessment being levied on you at a later
54 dated to make up for any deficiency.
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Notice of Joint Tenancy Disclosure



56
57 Many shareholders desire to place a relative, loved one, friend, or fiduciary on their
58 stock (as a resident/member joint tenant or as a non-resident joint tenant) in order to
59 avoid probate at the time of their death, and this is permitted. A difficulty oftentimes
60 arises at a later date if the resident goes to remove that person from the title of ownership
61 of their Golden Rain Foundation Membership and their Mutual Share of Stock. There is
62 no problem if the other party agrees to execute a transfer of stock ownership to the
63 shareholder. If they do not wish to sign off via a stock transfer, this creates a problem
64 which can and does result in litigation in Court which, of course, is expensive and
65 contains no certainty, in the outcome, that the joint tenant can be removed. The Golden
66 Rain Foundation does not make any recommendation, in any situation, that you place
67 someone on your stock ownership as a joint tenant. These are decisions strictly to be
68 made by you. We only give you this Notice in order for you to be aware of the potential
69 problems in the future.
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Notice of Personal Property Insurance

71

STOCK TRANSFER

Notice of Disclosures

In Membership Transfers

72 In accordance with Article Nine of the Occupancy Agreement, the Mutual Corporation
73 in which you reside will procure and pay or provide for the payment of fire insurance
74 and extended coverage, and other insurance as required by any mortgage or property in
75 the project, and such other insurance as the Corporation may deem advisable on the
76 property in the project.

77
78 **The Corporation will not, however, provide insurance on the Member’s interest in**
79 **the dwelling unit or on his personal property, to include, but not limited to clothing,**
80 **jewelry, home furnishings, private artwork, etc. The Corporation will not cover**
81 **any non-standard remodeling completed on the apartment, i.e. new rooms, fancy**
82 **front doors; remodeled windows, clothes and dish washers, dryers, heating and air**
83 **conditioning units etc. The Golden Rain Foundation and the Mutual Corporations**
84 **do not procure or hold any insurance to cover your personal losses.**

85
86 Please let this notice serve as an inducement to you to seek advice from auto or other
87 insurance agents or a personal adviser as to the amount of insurance appropriate to cover
88 your personal belongings should a catastrophic event occur. When speaking to your
89 insurance agent, you may refer to the type of insurance needed as “(HO6) insurance.”
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Apartment Remodeling



91
92 It is important to note that the Mutual Corporation owns the land and the building in
93 which a shareholder’s apartment is located and, further, that the purchase of a Mutual
94 apartment in Seal Beach Leisure World, which is represented by one share of stock in
95 cooperative housing, entitles the shareholder to reside in the Mutual’s apartment.

96
97 It is corporate policy that a Shareholder obtains permission from the Mutual Board
98 before making any changes to their apartment, inside or out. Changes needing Mutual
99 permission include, but are not limited to, hanging items on the exterior of the building
100 or walls, planting non-authorized plants and trees, installing pet doors, remodeling of any
101 type, and adding electric fans, dishwashers, washers and dryers, or heating and cooling
102 systems, etc.
103

STOCK TRANSFER

Notice of Disclosures

In Membership Transfers

104 It is important to note that what one Mutual allows a shareholder to do in their apartment
105 may not be allowed by another Mutual. It is, therefore, **imperative** that the shareholder
106 always seek permission from the Mutual Board before making changes to their
107 apartment. For purposes of this section only, a shareholder may contact the assigned
108 GRF Inspector in the Physical Property Department for information on what is or is not
109 allowed by their Mutual Board.

110
111 *I, (We), the undersigned, hereby understand that the Board of Directors of the Mutual*
112 *Corporation has the **Final Authorization** as to what can and cannot be changed on the*
113 *Corporation's buildings and apartments*

114 *Further, if you have NOT received permission from the Physical Property Department or*
115 *the Mutual Board of Directors to make changes to the Mutual apartment, you will be*
116 *billed for the cost the Mutual incurs to remove or replace the changes you have made.*
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Parking

118
119 Each unit is assigned one parking space for their vehicle. Please park your car in your
120 assigned parking space in the carport. Permanently parking vehicles on the street
121 impedes guest parking, street cleaning, and ambulance and emergency vehicle access.
122 **There is no curb-side parking assigned to your apartment.** If you have more than
123 one vehicle, please check with the stock Transfer Office for questions regarding the
124 possibility of renting an empty carport.
125

126 “Paws” for Thought
127 **Disclosure Pursuant to Policy 7501**
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Pet Ownership Policy



129
130 Do you currently have a pet dog which you will be bringing with you to reside in your
131 Leisure World Apartment? **Yes** **No**
132 If so, does your pet dog meet the maximum 25-pound weight limit? **Yes** **No**
133

STOCK TRANSFER

Notice of Disclosures

In Membership Transfers

134 It has long been noted that pets provide incredible mental and physical benefits to the
 135 owners who love them. Pet policy 7501, was established to honor the member’s right to
 136 have a pet and to provide guidelines under which a member of Seal Beach Leisure World
 137 could bring a pet into the community to reside with them. This policy sets forth the rules
 138 and regulations for pet ownership, as well as the requirement that all members enter into
 139 a Pet Agreement and that their pets be registered. This policy is available online or by
 140 request in the Stock Transfer Office.

141
 142 Below are a few select important facts regarding pet ownership in Leisure World:
 143

- 144 ● There is a limitation of one pet per apartment.
- 145 ● Pet dogs or cats must not weigh more than twenty-five pounds at maturity.
- 146 ● The dog or cat weight limit in Mutual Seventeen is twenty pounds at maturity.
- 147 ● Pet restrictions prohibit certain species of the reptile family (snakes & lizards).
- 148 ● Some raucous-voiced birds: parrots, cockatoos, and mynas are restricted.
- 149 ● Pet dogs and cats must be on a leash no longer than 6 feet while being walked.
- 150 ● There is no pet deposit due or owing to register your pet.
- 151 ● Listed below are the documents required for you to register your pet dog or cat.
- 152 ● Pet dogs must be registered every January through Stock Transfer.

153

Requirements for Dogs	
City of Seal Beach Pet License	Yes
Proof of Spay or Neuter	Yes
Proof of Pet Inoculations	Yes
Proof of Liability Insurance	Yes
Proof of Pet Dog’s Weight	Yes

Requirements for Cats	
City of Seal Beach Pet License	No
Proof of Spay or Neuter	Yes
Proof of Pet Inoculations	No
Proof of Liability Insurance	Yes

154

155 If you should have any specific questions regarding pet registration or wish to receive a
 156 copy of Pet Policy 7501, please contact the Stock Transfer Office at (562) 431-6586,
 157 Extension 347, 348 or 339.
 158

159

160

INDEMNIFICATION

Notice of Disclosures

In Membership Transfers

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Indemnification

161

162 *By our signatures below, it is acknowledged that the right held by the participants of this*
163 *transaction to seek legal advice prior to this transfer of the ownership being completed*
164 *is wholly their responsibility and right to do so.*

165

166 *Further it is acknowledged and understood that this disclosure document does not*
167 *represent all requirements, rules, regulations and policies pertinent to living in Seal*
168 *Beach Leisure World, but rather represents a compilation of issues of most interest.*

169

170

171

172 _____
Prospective Members Signature

_____ Date

173

174

175

176 _____
Prospective Members Signature

_____ Date

177

178

179

180 _____
Prospective Members Signature

_____ Date