



AB3182 AD HOC COMMITTEE MINUTES

December 16, 2020

The meeting of the AB3182 Ad Hoc Committee was held on Wednesday, December 16, 2020, and was called to order at 10:00 a.m., by Chair Damoci, in Clubhouse Four, followed by the Pledge of Allegiance.

ROLL CALL

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

Absent: Ms. K. Rapp
Mr. P. Pratt

Also Present: Mr. R. Ankeny, Executive Director
Ms. C. Mancilla, Recording Secretary
Mrs. L. Perrotti, GRF Representative, Mutual One
Mr. W. Thompson, GRF Representative, Mutual Five
Mr. L. Melody, GRF Representative, Mutual Fourteen
Mr. R. Collazo, GRF Representative, Mutual Sixteen
Mr. N. Massetti, GRF Representative, Mutual Seventeen
Seven 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.

Mrs. Damoci MOTIONED, seconded by Ms. Gerber unanimously by the Committee members present—

TO add to today's agenda, governing documents: 50-3182-4, Decal and ID Card for Member/Owner (M/O) – Mutuals 1-12 and 14-17 Form and 50-3182-4A, Decal and ID Card for Renter/Lessee (R/L) – Mutuals 1-12 and 14-17 Form, to make changes.

After further discussion, Mrs. Damoci MOTIONED, seconded by Ms. Snowden (via Zoom.com) unanimously by the Committee members present—

TO amend 50-3182-4, Decal and ID Card for Member/Owner (M/O) – Mutuels 1-12 and 14-17 Form and 50-3182-4A, Decal and ID Card for Renter/Lessee (R/L) – Mutuels 1-12 and 14-17 Form, changing the Mutuels included in the document to 2-12 and 14-17, on both forms.

SHAREHOLDER COMMENTS

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

APPROVAL OF MINUTES

The minutes of the December 9, 2020, regular meeting were approved, as presented.

CORRESPONDENCE

There was one correspondence at the time of the meeting.

STAFF REPORTS (N/A)

SUB COMMITTEE REPORTS (N/A)

UNFINISHED BUSINESS (N/A)

NEW BUSINESS

The Committee concurred to review at a work study meeting, the following governing documents:

- Renter/Lessee package
- Draft Letters to:
 - Mutual Seventeen to Renters and Members/Owners
 - Real Estate Offices

Leases – Handout

The Committee discussed this agenda item; no action was taken.

GOVERNING DOCUMENTS

Adopt 50-1640-4A, Renters/Lessees Emergency Contact Form

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

TO recommend the GRF BOD adopt 50-1640-4A, Renters/Lessees Emergency Contact Form, as presented.

Adopt 50-1641-4A, Seal Beach Mutual ____, Lease Agreement – Handout

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

TO recommend the GRF BOD adopt 50-1641-4A, Seal Beach Mutual ____, Lease Agreement, as presented.

Amend 50-1630-4A, Notice of Disclosures – In Membership Transfers

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

TO recommend the GRF BOD Amend 50-1630-4, Notice of Disclosures – In Membership Transfers, as amended.

Amend 50-1641-4, Seal Beach Mutual Seventeen – Lease Agreement – Handout

After a brief discussion, Ms. Snowden (via Zoom.com) MOTIONED, seconded by Mrs. Damoci unanimously by the Committee members present–

TO recommend the GRF BOD Amend 50-1641-4, Seal Beach Mutual Seventeen – Lease Agreement, 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 11:09 a.m.



Carole Damoci, Chair
AB3182 AD HOC COMMITTEE