

**A G E N D A**  
**PRESIDENTS' COUNCIL**  
**May 6, 2021**  
**Meeting Begins at 9:00 a.m.**  
**via Zoom Video and Call Meeting**

**Join Zoom Meeting:**  
<https://us02web.zoom.us/j/81619478272?pwd=OXFzS2FS2FSeEJxNFh5SDIyYi9HNzJtUT09>  
**Meeting ID: 816 1947 8272**  
**Passcode: 509440**  
**Join by Phone: +1 (669) 900-9128**

**TO ATTEND:** The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting Mutual Administration by emailing [mutualsecretaries@lwsb.com](mailto:mutualsecretaries@lwsb.com) or by calling 562-431-6586 ext. 313 with the shareholder's name, unit number, and telephone number by no later than 3:00 p.m. on 05/05/2021, the business day before the date of the meeting.

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**2. ROLL CALL / INTRODUCTION OF EACH PRESIDENT'S GUEST**

**3. INTRODUCTION OF GUEST(S) AND STAFF:**

Susan Hopewell, GRF President  
Randy Ankeny, Executive Director  
Victor Rocha, Security Services Director  
Mark Weaver, Facilities Director  
Jodi Hopkins, Mutual Administration Director  
Priscilla Jimenez, Recording Secretary

**4. APPROVAL OF MINUTES FOR MEETING**

- a. Approval of the Regular meeting minutes of April 1, 2021 (pp. 1-5)

**5. GUEST SPEAKER**

**Mr. Victor Rocha**

- a. Update on the Mutual's Security Guidebook.  
b. Update on the new Access System for the front gate.

**6. FACILITIES DIRECTOR**

**Mr. Mark Weaver**

- a. Electrical Charging Stations

**7. MUTUAL ADMINISTRATION DIRECTOR**

- a. Mutual Administration Monthly Reports (pp. 6-8)  
b. Stock Transfer Monthly Reports (pp. 9-12)  
c. Mutual Elections

**Ms. Jodi Hopkins**  
**Ms. Jodi Hopkins**  
**Ms. Priscilla Jimenez**

**8. EXECUTIVE DIRECTOR**

**Mr. Randy Ankeny**

- a. GRF Scope of Services and request for Mutual feedback  
b. Update on Hate Crime Letter

9. **COUNCIL BUSINESS**

a. **Unfinished Business**

- i. No unfinished business.

b. **New Business**

- i. Discussion on Mutual Training after Elections regarding functions of each Department.

10. PRESIDENTS' COMMENTS

11. ADJOURNMENT

**NEXT MEETING: Thursday, June 3, 2021 via Zoom**

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
SEAL BEACH LEISURE WORLD  
April 1, 2021**

The regular monthly meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:02 a.m. by President Jackie Dunagan, on Thursday, April 1, 2021, via Conference Room A and Zoom Tele-Video Conference.

**MEMBERS PRESENT**

MUTUAL ONE	Ms. Denise Potterton (Arrived at 10:41 a.m.)
MUTUAL TWO	Ms. Peggy Keller
MUTUAL THREE	Ms. Jan Ledbetter
MUTUAL FOUR	Mr. Mike Levitt
MUTUAL FIVE	Ms. Linda DeRungs
MUTUAL SIX	Ms. Lynn Baidack
MUTUAL SEVEN	(Absent)
MUTUAL EIGHT	Ms. Jeri Dolch
MUTUAL NINE	Ms. Beth Mayer
MUTUAL TEN	Ms. Ruthann Arlart
MUTUAL ELEVEN	Mr. Patrick Henehan
MUTUAL TWELVE	Mr. Richard Carson
MUTUAL FOURTEEN	Mr. Lee Melody
MUTUAL FIFTEEN	Ms. Jackie Dunagan
MUTUAL SIXTEEN	Mr. Dale Watkins
MUTUAL SEVENTEEN	Ms. Cathy Gassman

**GUESTS**

MUTUAL TWO	Ms. Teri Nugent
MUTUAL FIVE	Mr. Wayne Gould
MUTUAL EIGHT	Ms. Dorene Youngs
MUTUAL NINE	Dr. Diane Gruber
MUTUAL TEN	Ms. Esther Cummings
MUTUAL ELEVEN	Ms. Brenda Hemry
MUTUAL TWELVE	Ms. Rose Marie Sprague
MUTUAL FIFTEEN	Mr. Ron Gildner
MUTUAL SEVENTEEN	Mr. Peter Hayes

**STAFF**

Ms. Susan Hopewell, GRF President  
Mr. Randy Ankeny, Executive Director  
Ms. Kathy Thayer, Assistant Recreation Manager  
Mr. Victor Rocha, Security Services Director  
Mr. Mark Weaver, Facilities Director  
Ms. Jodi Hopkins, Mutual Administration Director  
Ms. Priscilla Jimenez, Recording Secretary

**INTRODUCTIONS/ANNOUNCEMENTS**

President Jackie Dunagan welcomed guests and staff to the meeting; each President introduced their invited guest from their Board.

**MINUTES**

The regular monthly Council meeting minutes of March 4, 2021 were approved, by the Council, as printed.

**GUEST SPEAKER**

Ms. Kathy Thayer discussed the opening of amenities and conference room availability. She also spoke on the COVID-19 vaccine rollout within Leisure World.

Ms. Kathy Thayer left the meeting following her discussions.

**GUEST SPEAKER**

Mr. Victor Rocha discussed the Rear Window Vehicle ID Tag.

Mr. Victor Rocha left the meeting following his discussion.

**FACILITIES DIRECTOR**

Mr. Mark Weaver provided a verbal report.

**MUTUAL ADMINISTRATION DIRECTOR**

Ms. Jodi Hopkins provided an update for Mutual Administration monthly reports and Stock Transfer monthly reports. Ms. Priscilla Jimenez provided an update for the Mutual and GRF Elections.

**EXECUTIVE DIRECTOR**

Mr. Randy Ankeny briefly spoke on legislative updates to the State of California.

Mr. Randy Ankeny briefly spoke on the anonymous correspondence of hate threatening nature that a community member received. Immediate actions are being taken by both Seal Beach Police and GRF to identify the individual.

Mr. Randy Ankeny briefly spoke on the staff resignation of Ms. Cindy Tostado, GRF Member Resources and Assistance Liaison.

Mr. Randy Ankeny briefly spoke on the Northgate Road.

Mr. Randy Ankeny briefly spoke on the inherent presence of coyotes.

**UNFINISHED BUSINESS**

Solar Sidewalk Lights Update

Ms. Linda DeRungs provided an update via her Mutual Five's experience with Solar Sidewalk Lights. Mr. Mark Weaver also provided an update on the subject.

Mutual Boards' Decision on the Mutual Merger Article

The Presidents' Council members briefly spoke on the inquiry regarding mutuals merging. Mr. Randy Ankeny will send a letter to the shareholders that requested this topic to be reviewed.

**PRESIDENTS' COMMENTS**

The Presidents offered comments during the proceedings of the meeting.

**ADJOURNMENT**

President Jackie Dunagan adjourned the meeting at 10:47 a.m.

---

Attest, Sue Rotter Secretary  
PRESIDENTS' COUNCIL  
pj 04-01-2021

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

**Next Council meeting: Thursday, May 6, 2021 at 9:00 a.m., Zoom Tele-Video Conference and YouTube LIVE**



## PRESIDENTS' COUNCIL

### SUMMARY REPORT Thursday, April 1, 2021

Action/Request	Person Responsible
<b>1. Approval of Minutes</b> The regular monthly Council meeting minutes of March 4, 2021 were approved, by the Council, as printed.	Recording Secretary
<b>2. Guest Speaker – Kathy Thayer</b> Ms. Kathy Thayer discussed the opening of amenities and conference room availability. She also spoke on the COVID-19 vaccine rollout within Leisure World.	Assistant Recreation Manager
<b>3. Guest Speaker – Victor Rocha</b> Mr. Victor Rocha discussed the Rear Window Vehicle ID Tag.	Security Services Director
<b>4. Facilities Director – Mark Weaver</b> Mr. Mark Weaver presented provided a verbal report.	Facilities Director
<b>5. Mutual Administration Director – Jodi Hopkins</b> Ms. Jodi Hopkins provided an update for Mutual Administration monthly reports and Stock Transfer monthly reports. Ms. Priscilla Jimenez provided an update for the Mutual and GRF Elections.	Mutual Administration Director Recording Secretary
<b>6. Executive Director – Randy Ankeny</b> Mr. Randy Ankeny briefly spoke on legislative updates to the State of California.  Mr. Randy Ankeny briefly spoke on the anonymous correspondence of hate threatening nature that a community member received. Immediate actions are being taken by both Seal Beach Police and GRF to identify the individual.  Mr. Randy Ankeny briefly spoke on the staff resignation of Ms. Cindy Tostado, GRF Member Resources and Assistance Liaison.  Mr. Randy Ankeny briefly spoke on the Northgate Road.  Mr. Randy Ankeny briefly spoke on the inherent presence of coyotes.	Executive Director



## PRESIDENTS' COUNCIL

Action/Request	Person Responsible
<b>7. Unfinished Business – Solar Sidewalk Lights Update</b> Ms. Linda DeRungs provided an update via her Mutual Five's experience with Solar Sidewalk Lights. Mr. Mark Weaver also provided an update on the subject.	Facilities Director Mutual Five President, Linda DeRungs
<b>8. Unfinished Business – Mutual Boards' Decision on the Mutual Merger Article</b> The Presidents' Council members briefly spoke on the inquiry regarding mutuals merging. Mr. Randy Ankeny will send a letter to the shareholders that requested this topic to be reviewed.	Executive Director
<b><u>Presidents' Council Follow-Ups – May</u></b>	Recording Secretary
<b>1. Solar Sidewalk Lights Update</b> <b>2. Mutual Elections</b>	



## Mutual Administration

### April 2021 - Monthly Reports

## RECEPTION

DEPARTMENTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
ADMINISTRATION	40	40	26	45									151
DESK VISIT	2	4	27	0									33
DISTRIBUTION	13	14	17	12									56
FINANCE	99	92	45	37									273
GOLDEN AGE FOUNDATION	6	16	27	13									62
HEALTH CARE CENTER	20	20	10	25									75
HUMAN RESOURCES	20	29	18	16									83
IT	3	3	6	8									20
LIBRARY	4	13	10	8									35
LW NEWS	24	15	19	31									89
MUTUAL ADMINISTRATION	63	110	121	132									426
MEMBER RESOURCES	28	54	28	31									141
MISCELLANEOUS	14	27	16	19									76
PHYSICAL PROPERTY	26	32	14	36									108
PURCHASING	14	7	4	6									31
ON SITE SALES	3	4	7	7									21
RECREATION	34	139	72	64									309
RV	2	4	3	2									11
SECURITY	27	33	42	38									140
SERVICE MAINTENANCE	10	11	12	14									47
STOCK TRANSFER OFFICE	98	217	238	138									691
SUPERWIRE	13	1	9	5									28
TRANSPORTATION	6	17	10	11									44
<b>2021 Totals:</b>	<b>569</b>	<b>902</b>	<b>781</b>	<b>698</b>							<b>2,950</b>		



## Mutual Administration

### April 2021 - Monthly Reports

## LETTERS

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1 One	1	7	6	2									16
2 Two	3	1	5	4									13
3 Three	13	3	5	7									28
4 Four	4	2	2	0									8
5 Five	24	5	12	5									46
6 Six	2	6	4	22									34
7 Seven	0	2	0	4									6
8 Eight	3	1	2	2									8
9 Nine	23	5	4	8									40
10 Ten	4	5	0	2									11
11 Eleven	5	6	10	5									26
12 Twelve	2	5	4	6									17
14 Fourteen	10	3	4	4									21
15 Fifteen	2	5	1	4									12
16 Sixteen	2	1	0	0									3
17 Seventeen	3	6	0	2									11
<b>2021 Totals:</b>	<b>101</b>	<b>63</b>	<b>59</b>	<b>77</b>									<b>300</b>
<b>2020 Totals:</b>	<b>174</b>	<b>219</b>	<b>110</b>	<b>44</b>	<b>93</b>	<b>66</b>	<b>48</b>	<b>62</b>	<b>52</b>	<b>185</b>	<b>333</b>	<b>105</b>	<b>1,491</b>
<b>Legal</b>	66	58	54	60									
<b>Insurance</b>	5	5	3	5									

**Mutual Administration**  
**April 2021 - Monthly Reports**

**COLLECTIONS (Delinquent Accounts, Legal Fees)**

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
One	\$6,088	\$4,967	\$2,820	\$710									\$14,586
Two	\$2,062	\$0	\$1,388	\$3,087									\$6,537
Three	\$1,084	\$0	\$0	\$637									\$1,721
Four	\$2,434	\$6,998	\$608	\$0									\$10,040
Five	\$4,543	\$5,544	\$548	\$0									\$10,634
Six	\$2,156	\$620	\$613	\$1,778									\$5,166
Seven	\$0	\$3,369	\$5,024	\$4,199									\$12,592
Eight	\$1,770	\$0	\$0	\$1,634									\$3,405
Nine	\$2,534	\$5,046	\$2,745	\$536									\$10,861
Ten	\$1,986	\$1,912	\$2,009	\$2,048									\$7,956
Eleven	\$0	\$1,882	\$501	\$1,082									\$3,465
Twelve	\$1,099	\$4,212	\$2,852	\$1,139									\$9,303
Fourteen	\$82	\$459	\$0	\$0									\$540
Fifteen	\$0	\$3,121	\$1,666	\$1,666									\$6,454
Sixteen	\$115	\$689	\$1,342	\$1,552									\$3,698
Seventeen	\$47	\$1,741	\$1,279	\$1,439									\$4,506
COLLECTED:	\$26,000	\$40,561	\$23,396	\$21,506									\$111,464
2020 Collections	\$49,260	\$36,631	\$32,453	\$38,670	\$17,267	\$67,739	\$41,279	\$48,617	\$22,433				\$354,349

Collections through 2021:	<b>\$111,463.87</b>
---------------------------	---------------------



# Stock Transfer

## April 2021 - Monthly Reports

### REGISTRATIONS

MUTUAL		CAREGIVERS	DOGS	CATS	OTHERS	SERVICE	ESA
1	One	24	93	42	4	1	18
2	Two	43	105	57	5	1	12
3	Three	36	79	25	2	1	4
4	Four	28	48	31	0	1	5
5	Five	40	51	20	1	0	13
6	Six	29	61	25	0	0	3
7	Seven	19	51	30	0	0	4
8	Eight	13	43	15	1	0	7
9	Nine	32	67	19	2	1	3
10	Ten	34	38	16	1	0	3
11	Eleven	14	26	9	0	0	2
12	Twelve	38	53	21	0	1	11
14	Fourteen	39	36	18	4	2	2
15	Fifteen	32	69	33	7	0	7
16	Sixteen	0	5	4	0	0	1
17	Seventeen	16	9	2	2	0	1
Totals:		437	834	367	29	8	96

Total Pets & Animals:	<b>1,334</b>
-----------------------	--------------

## Stock Transfer

### APRIL 2021 - Monthly Reports

## TRANSFERS

TYPE OF TRANSFER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
SIMPLE TRANSFERS	14	28	15										57
MEMBERSHIP TRANSFERS	2	9	7										18
Totals:	16	37	22	0	0	0	0	0	0	0	0	0	75

Simple Transfers include name changes, adding or removing of nonresident co-owners, and removal of owner members.

Membership Transfers are the addition of new owner members on title.

**Stock Transfer**  
**April 2021 - Monthly Reports**

**ATTORNEY TRUST REVIEWS**

MUTUAL		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1	One	1	1	2	3									7
2	Two	2	2	5	2									11
3	Three	4	3	2	0									9
4	Four	1	1	1	2									5
5	Five	1	0	1	2									4
6	Six	0	0	0	3									3
7	Seven	0	0	3	1									4
8	Eight	1	2	2	2									7
9	Nine	1	1	2	2									6
10	Ten	1	0	2	2									5
11	Eleven	1	1	1	1									4
12	Twelve	3	3	2	2									10
14	Fourteen	0	2	1	3									6
15	Fifteen	1	1	4	1									7
16	Sixteen	0	0	0	1									1
17	Seventeen	1	0	2	2									5
Totals:		18	17	30	29	0	0	0	0	0	0	0	0	94

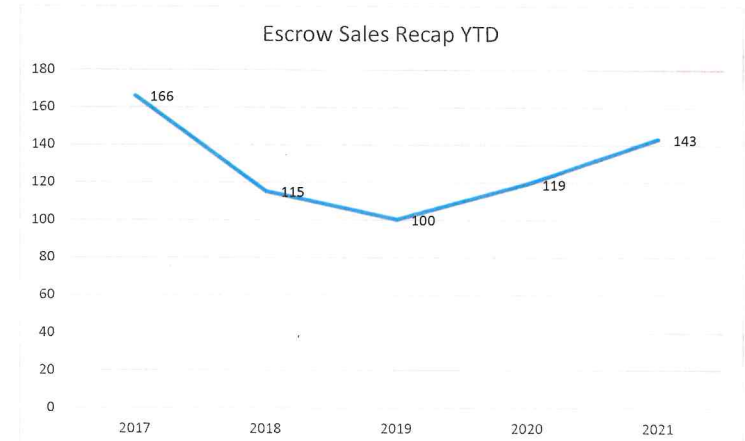
Trust Reviews through April 2021:	94	91.84%
Trust Reviews through April 2020:	49	



**Stock Transfer**  
**April 2021 - Monthly Reports**

**ESCROW**

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1 One	1	5	4	3									13
2 Two	4	4	5	7									20
3 Three	2	1	3	5									11
4 Four	2	1	0	4									7
5 Five	4	4	6	4									18
6 Six	1	2	2	1									6
7 Seven	2	0	1	4									7
8 Eight	2	3	5	3									13
9 Nine	1	1	2	2									6
10 Ten	1	2	1	2									6
11 Eleven	1	2	4	5									12
12 Twelve	1	0	3	5									9
14 Fourteen	0	1	2	1									4
15 Fifteen	1	3	4	1									9
16 Sixteen	0	0	0	0									0
17 Seventeen	1	0	0	1									2
<b>TOTALS:</b>	<b>24</b>	<b>29</b>	<b>42</b>	<b>48</b>									<b>143</b>
<b>MLS Active Listings at time of report</b>	<b>74</b>	<b>44</b>	<b>38</b>	<b>37</b>									



ESCROW RECAP	SALES		YTD Percentage Comparisons			Avg Price Per Home	Price % Change Per Year
	Sales	Prices	Sales		Prices		
Total through April 2021	143	\$ 38,424,941	2021	2017-2021		\$ 268,706	10.19%
Total Through April 2020	119	\$ 29,017,662	2020	20%	32%	\$ 243,846	1.11%
Total through April 2019	100	\$ 24,116,678	2019	19%	20%	\$ 241,167	-9.41%
Total through April 2018	115	\$ 30,616,299	2018	-13%	-21%	\$ 266,229	19.28%
Total through April 2017	166	\$ 37,051,737	2017	-31%	-17%	\$ 223,203	