The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World

PHYSICAL PROPERTY COMMITTEE

Agenda

Administration Conference Room/Via Zoom
Wednesday, August 4, 2021
1:00 p.m.

To view the live Physical Property Committee meeting:

- Go to www.lwsb.com
- The tab will be active at 12:45 pm 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
      Carolyn Miller, Finance Director
      Mark Weaver, Facilities Director
      Kevin Black, Facilities Manager
      Deanna Jaksic, Recording Secretary
   b. Rules of Order
   c. Chair's Comments
4. **Shareholder/Member Comments** *(Limited to 3 minutes per person)*
5. **Approval of Minutes**
   a. Minutes of Regular Meeting, July 07, 2021 (pp. 1-7)
6. **Correspondence**
   a. One Item- Please Fix The Northwood Road Pedestrian Gate (pp. 8-13)
   b. One Item- Evaluating the Pedestrian Gates (pp. 14-23)
   c. One Item- Median Along St. Andrews (p. 24)
   d. One Item- Repair Need at Turtle Lake (pp. 25-27)
   e. One Item- GRF Agenda (p. 28)
   f. One Item- Pool Depth (pp. 29-31)
7. **Staff Reports**
   a. Facilities Director (pp. 32-35)
   b. Facilities Manager (pp. 36-56)
   c. Executive Director

8. **Subcommittees Report**

    a. Charging Station Sub-Committee

9. **Unfinished Business**
    a. 2022 Budget Assumptions- Discussion (pp. 57-67)
    b. Repair, Slurry, and Re-Striping of the Parking Lots (pp. 68-71)

10. **New Business**
    a. Pool-Update
    b. Contractors of Record (pp. 72-82)
    c. Clubhouse Assignments
    d. Status of City Water Leak Test
    e. Renewal Energy
    f. Perimeter Wall Frontier- (pp. 83-84)
    g. Cal-Met Trash Contract- (pp. 85-99)
    h. Parking Spaces- Health Care Center

11. **Governing Documents**
    a. Adopt (N/A)
    b. Amend (N/A)
    c. Rescind (N/A)
    d. Review (N/A)

12. **Future Agenda Items**

    a. RFP Traffic Engineer- Main Gate (Tabled until January)

13. **President's Comments**

14. **Next Meeting**

    Wednesday, September 1, 2021, at 1:00 p.m.
    Clubhouse Four/Via Zoom

15. **Adjournment**

PHYSICAL PROPERTY COMMITTEE MINUTES

July 7, 2021

The regular meeting of the Physical Property Committee was called to order at 1:00 p.m. by Chair Damoci on Wednesday, July 7, 2021, in Clubhouse Four and via Zoom.com, followed by the Pledge of Allegiance.

Present:	Mrs. C. Damoci, Chair	Mr. L. Melody
	Mr. T. Dodero	Mrs. L. Perrotti
	Mr. P. Friedman	Mr. P. Pratt
	Ms. M. Gerber	Ms. P. Snowden
		Ms. S. Hopewell, Ex-Officio

Staff and Guests:
Mr. R. Ankeny, Executive Director
Mr. M. Weaver, Facilities Director
Mrs. C. Mancilla, Recording Secretary
Ms. D. Jaksic, Recording Secretary
Ms. S. Massa-Lavitt, City Council
Mr. S. Geffner, GRF Representative, Mutual Three
Ms. C. Levine, GRF Representative, Mutual Ten
Seven Shareholders/Members

Chair Damoci greeted and welcomed everyone to the Physical Property Committee meeting and introduced Foundation members, guests, and staff.

> By unanimous consent, the Chair declared the reading of the quorum notification be dispensed with.

In accordance with Civil Code 4090, please be advised that a quorum of the board is present in person, via telephone or virtually at a posted meeting and the business of the committee conducted in accordance with an agenda. As such, a meeting of the Physical Property Committee is called to order and a meeting of the Board of the Golden Rain Foundation (GRF) is called to order. Any agenda actions of the committee will be limited only to the members of committee and will only constitute such actions in accordance with stated committee policy and/or provide recommendations to the GRF Board at a regularly scheduled meeting of the Board normally held on the 4th Tuesday of the month.

GRF Board members who are not committee members will be allowed to comment only:

a) During proscribed comment period for a period not to exceed 3 minutes
b) If recognized by the Chair of the Committee."

The minutes of today's Committee Board meeting will be presented to the Board for approval following the approval of the committee meeting minutes in August 2021.

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Mr. Dodero arrived at 1:03 p.m.

CHAIR'S ANNOUNCEMENTS

Chair Damoci introduced guests and staff – GRF President Susan Hopewell, Executive Director Randy Ankeny, Facilities Director, Mark Weaver, and Recording Secretaries Corina Mancilla and Deanna Jaksic.

SHAREHOLDER/MEMBER COMMENTS

Three Shareholder/Members spoke at the time of the meeting.

APPROVAL OF MINUTES

The minutes of the May 5, 2021, meeting were approved, as presented.

CORRESPONDENCE

The Committee and Executive Director reviewed five pieces of correspondence as presented.

After a brief discussion, Mrs. Perrotti MOTIONED, seconded by Mr. Pratt and carried unanimously by the Committee members–

TO leave the tree/bushes as is, regarding correspondence on page 7.

The motion carries with one no vote (Damoci).

It was consensus of the Committee to forward correspondence pages 13-14 to the Recreation Committee.

STAFF REPORTS

Facilities Director

The Facilities Director presented the monthly report, as presented in the agenda packet.

Executive Director

The Executive Director provided information and updates throughout the meeting.

UNFINISHED BUSINESS

ADA Engineer- Report on Handrails at Administration Building, Update

After a brief discussion, Mrs. Perrotti MOTIONED, seconded by Ms. Snowden and carried unanimously by the Committee members–

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TO accept the plan as submitted and send out for bids.

RFP Traffic Engineer- Gate Area and Northgate Road Area

After a brief discussion, Mr. Melody MOTIONED, seconded by Mr. Pratt and carried unanimously by the Committee members–

TO table the RFP traffic engineer, gate area and Northgate Road area agenda item, until the January meeting.

Turtle Lake- Electric Meter

It was the consensus of the Committee to accept the turtle lake, electric meter.

NEW BUSINESS

Appoint GRF Committee Vice-Chair

Mrs. Damoci appointed Mr. Melody for Vice Chair. There being no further discussion, Mr. Melody was declared Vice Chair of the Physical Property Committee, by acclamation.

Charging Stations

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

TO ask staff to proceed with the grant application outside St. Andrews and forward request to the GRF Board, for conceptual approval.

Mrs. Damoci requested a Sub-committee to be created for the charging stations topic, with members: Melody as Lead Chair, including Gerber, Dodero and Snowden.

Pool-Update

The Executive Director and Facilities Director provided updated information on the pool.

Chair Damoci called in for a fifteen-minute break at 2:30 p.m.

Parking Lot Repair and Seal Coat

After a brief discussion, Mr. Melody MOTIONED, seconded by Mrs. Perrotti and carried unanimously by the Committee members–

TO recommend the GRF Board, award a contract to MJ Jurado for the repair, slurry, and restriping of the

DRAFT

Administration Building, Building Five, Clubhouses One and Six Parking Lots, and adding $14,015 contingencies, for a total cost not to exceed $102,000, approved Reserve funding.

Bocce Ball Court- Concrete Installation

After a brief discussion, Mr. Friedman MOTIONED, seconded by Mr. Dodero and carried unanimously by the Committee members–

TO recommend the GRF Board, award a contract to MJ Jurado to remove the sod and install concrete at the east end of the Bocce Ball Court with handrails, at Clubhouse Two, for a cost not to exceed $3,250, pending Finance Committee review.

Budget/Staffing- Discussion

It was the consensus of the Committee to bring back the budget/staffing agenda item, to the next scheduled meeting.

2021-2022 Committee Goals

It was consensus of the Committee to forward the 2021-2022 Committee goals agenda item, to the Strategic Planning Ad Hoc Committee.

GOVERNING DOCUMENTS

Amend 60-5130-3 Physical Property Committee Charter

It was consensus of the Committee to bring back 60-5130-3 Physical Property Committee Charter, after further review.

Future Agenda Items

The Committee concurred to add as future agenda items:

- RFP Traffic Engineer Report – Tabled until January
- Update Contractor of Records
- Clubhouse Assignments
- Status of City Water Leak Test
- Renewal Energy

It was consensus of the Committee to move the meetings to Administration Conference Room starting August.

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PRESIDENT'S COMMENTS

President Hopewell provided information and updates throughout the meeting.

ADJOURNMENT

Chair Damoci adjourned the meeting at 3:06 p.m.

_____
Carole Damoci, Chair
PHYSICAL PROPERTY COMMITTEE

cm 07.07.21

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PHYSICAL PROPERTY COMMITTEE

SUMMARY REPORT
Wednesday, July 7, 2021
1:00 p.m.

Action/Request	Person Resp.	Cmte. Referral	FC	BOD	Comments
1. CORRESPONDENCE: The Committee moved and approved to leave the tree/bushes as is, regarding correspondence on page 7. It was consensus of the Committee to forward correspondence pages 13-14 to the Recreation Committee.	Recording Secretary	Recreation			
2. UNFINISHED BUSINESS: ADA Engineer Report on Handrails at Administration Building, Update The Committee moved and approved to accept the plan as submitted and send out for bids.	Facilities Director				
3. UNFINISHED BUSINESS: RFP – Traffic Engineer, Main Gate The Committee moved and approved to table the RFP traffic engineer, gate area and Northgate Road area agenda item, until the January meeting.	Recording Secretary				
4. UNFINISHED BUSINESS: Turtle Lake – Electric Meter It was the consensus of the Committee to accept the turtle lake, electric meter.	Facilities Director				
5. NEW BUSINESS: Appoint a Vice-Chair Mrs. Damoci appointed Mr. Melody for Vice Chair. There being no further discussion, Mr. Melody was declared Vice Chair of the Physical Property Committee, by acclamation.	Recording Secretary				
6. NEW BUSINESS: Charging Stations The Committee moved and approved to ask staff to proceed with the grant application outside St. Andrews and forward request to the GRF Board, for conceptual approval.	Facilities Director				

Mrs. Damoci requested a Sub-committee to be created for the charging stations topic, with members: Melody as Lead Chair, including Gerber, Dodero and Snowden.	Recording Secretary				
7. NEW BUSINESS: Parking Lot Repair and Seal Coat The Committee moved and recommended the GRF Board, award a contract to MJ Jurado for the repair, slurry, and restriping of the Administration Building, Building Five, Clubhouses One and Six Parking Lots, and adding $14,015 contingencies, for a total cost not to exceed $102,000, approved Reserve funding.	Recording Secretary			✓	
8. NEW BUSINESS: Bocce Ball Court – Concrete Installation The Committee moved and recommended the GRF Board, award a contract to MJ Jurado to remove the sod and install concrete at the east end of the Bocce Ball Court with handrails, at Clubhouse Two, for a cost not to exceed $3,250, pending Finance.	Recording Secretary		✓	✓	
9. NEW BUSINESS: Budget/Staffing It was the consensus of the Committee to bring back the budget/staffing agenda item, to the next scheduled meeting.	Recording Secretary				
10. NEW BUSINESS: 2021-2022 Committee Goals It was consensus of the Committee to forward the 2021-2022 Committee goals agenda item, to the Strategic Planning Ad Hoc Committee.	Recording Secretary	SPAH			
11. GOVERNING DOCUMENTS: 60-5130-3, Physical Property Committee Charter It was consensus of the Committee to bring back 60-5130-3 Physical Property Committee Charter, after further review.	Recording Secretary				
It was consensus of the Committee to move the meetings to Administration Conference Room starting August.	Recording Secretary				
FUTURE AGENDA ITEMS: The Committee moved/concurred to include: 1. RFP Traffic Engineer Report – Tabled until January 2. Update Contractor of Records 3. Clubhouse Assignments 4. Status of City Water Leak Test 5. Renewal Energy					Recording Secretary

From: Signe Merrifield
Sent: Wednesday, July 7, 2021 1:31 AM
To: Victor Rocha
Cc: Larry Norlander; Randy L. Ankeny; Susan Hopewell; Janet Isom; Paul Pratt; Ruben Collazo; Tony Dodero; Marsha Gerber; Nick Massetti; Lee Melody; William Thompson
Subject: Please Fix The Northwood Rd Pedestrian Gate

Dear Mr. Rocha,

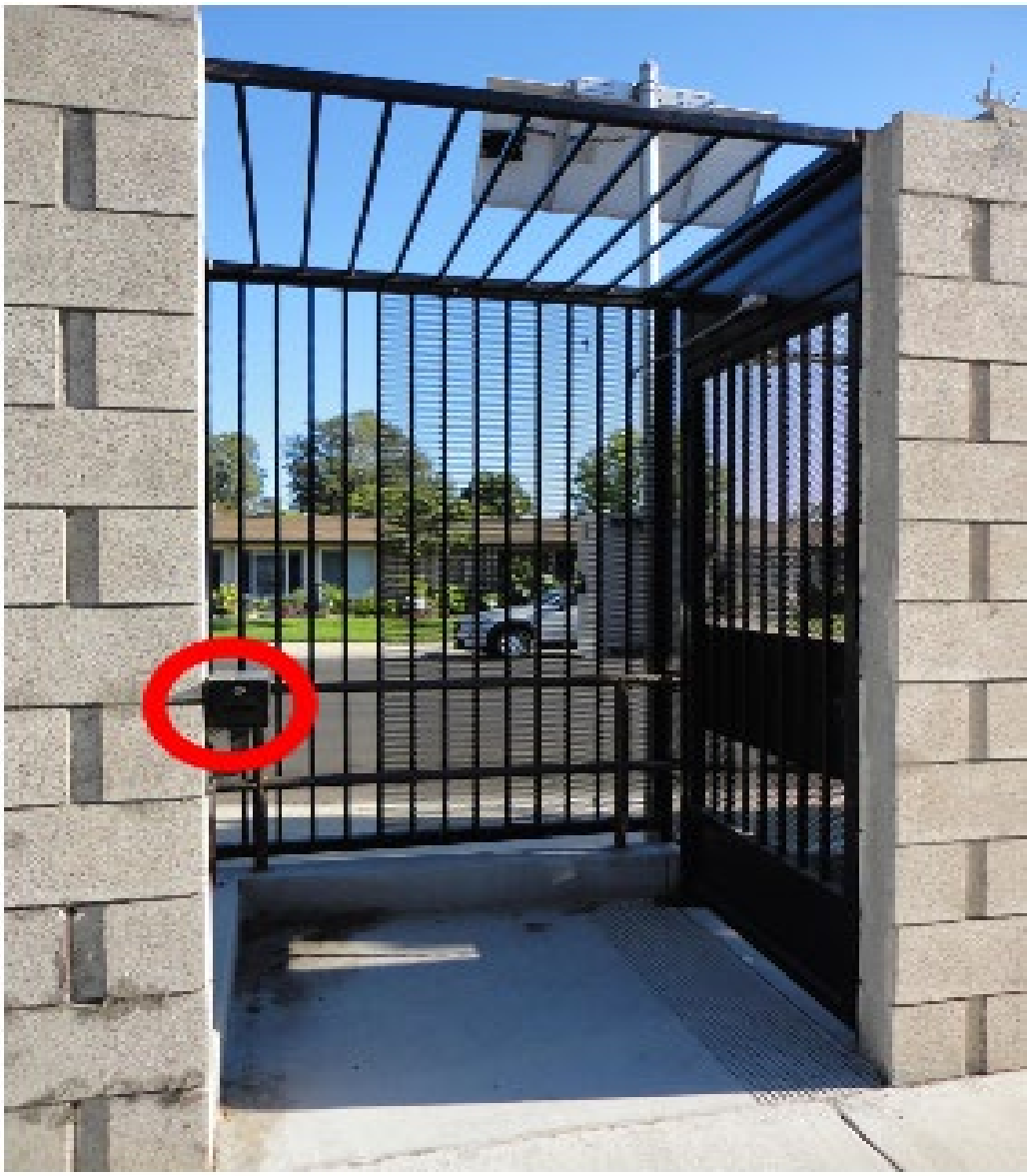
Last week, I read in the ***LW Weekly*** that North Gate opened on June 25th.

On Tuesday July 6th, when I saw that the yellow tape at the Northwood Rd. pedestrian gate had been removed, I assumed that the pedestrian gate was operational.

I was wrong.

I tried to use the card reader to open the gate with my GRF resident ID card, but the card reader did not work. Then I tried pushing on the bar on the gate and was able to open the gate. A person in a scooter chair might have had difficulty reaching the bar, but for someone on foot, it was not a problem.

But when I tried to open the gate, using the card reader on the outside, it would not open. I could not get back into Leisure World using the pedestrian gate. I was locked out.



Fortunately, I did not have to walk up to the North Gate to get back into Leisure World, because a resident of Mutual 11 Building 276, was able to open the pedestrian gate and let me back in.

This resident explained that the reason the card reader was not working, is because it relies on electricity from a solar panel. He thought that the large coil of cable above the solar panel was casting a shadow and preventing the solar panel from getting enough sunlight to generate electricity for the card reader and charge up the battery.

I can not verify that the coil of cable is the problem. The solar panel is facing south and should be able to get a sufficient amount of sunlight, particularly during the summer months.

He also pointed out a serious security problem with this pedestrian gate. Although there are metal spikes on the wall on either side of the gate, there are no spikes above the gate. He told me that there was a security incident in which someone was able to get into Leisure World by climbing over this pedestrian gate.

The open bars present another security problem. Anyone stepping into the outside vestibule, has a clean line of sight up and down Northwood Rd. If someone wants to sneak into Leisure World, he can make sure that Northwood Rd. is clear, before climbing over the pedestrian gate.

This resident also suggested that installing some sort of privacy screen might be a deterrent.

For safety reasons, a privacy screen should not be installed on the gate, so that pedestrians on either side of the gate can see each other.

The following steps need to be taken:

- Put a sign on the Northwood Rd. pedestrian gate, informing pedestrians that the card reader does not work and if they use the gate to exit Leisure World, they will not be able to use the gate to get back in.
- Evaluate the solar panel set up. Why is the solar panel set up, not able to generate enough electricity to supply the card reader?
- Consider supplying the card reader with another source of electricity.
- Install metal spikes on top of the pedestrian gate.
- Consider a privacy screen on two walls of the vestibule.

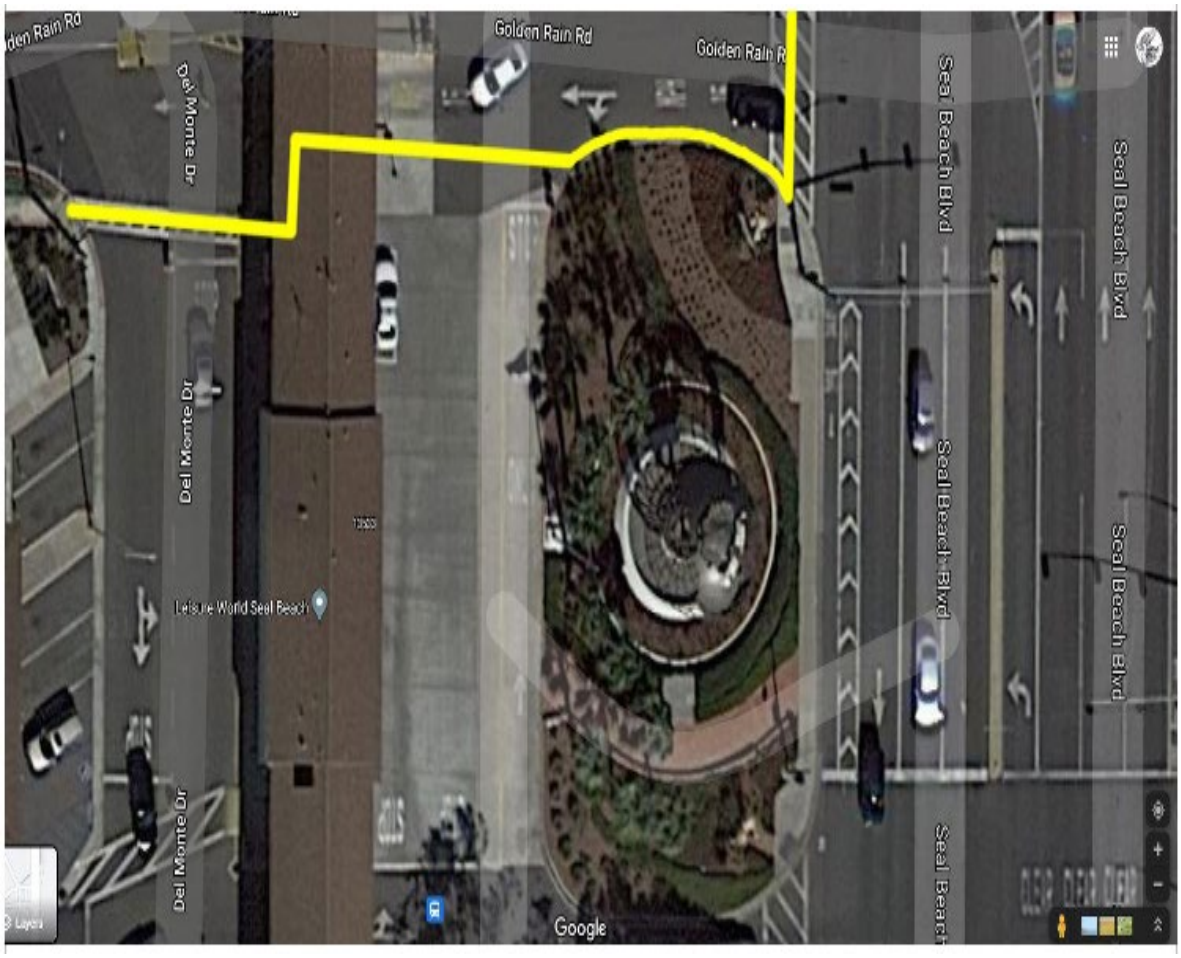
In the photograph, you can see Building 276 through the bars of the vestibule. Because this resident's building is directly opposite the Northwood Rd. pedestrian gate, he is directly impacted by the security problems with this gate.

He told me that he had informed you in a letter, about his security concerns, regarding this gate and was extremely frustrated that nothing has been done to fix the gate.

Perhaps you could review your correspondence regarding the Northwood Rd. pedestrian gate and security incident reports, to confirm what the resident told me.

You may think that it is highly unlikely that pedestrians would be traveling from Leisure World to head northbound on Seal Beach Blvd. to the Rossmoor and Target/Ralph's shopping centers, but you would be wrong.

I consider people in scooter chairs as pedestrians and I have seen people in scooter chairs try to exit Leisure World from the Main Gate. They follow a very hazardous path from Lane 1 (closest to the Security Building) or Lane 2 (middle), around the north border of the Globe island, to the crosswalk on Seal Beach Blvd., to head north.



It is important to fix the Northwood Rd. pedestrian gate as soon as possible, because it is the safest way for pedestrians from Mutual 11, Mutual 15, and Mutual 16 to access Seal Beach Blvd. and travel north to the Rossmoor and Target/Ralph's shopping centers.

Signe Merrifield

Mutual 16-53B

From: **Signe Merrifield**
Date: Wed, Jul 7, 2021 at 7:29 PM
Subject: Evaluating The Pedestrian Gates

Hi Neighbor Nick,

Yesterday, I took photos of these pedestrian gates.
St Andrews
Mutual 1-St Andrews
Northwood Rd

Here is a link to the photos of all of the pedestrian gates, including the pedestrian gate at the Main Gate Exit, which I took on 6-25.

Help yourself.
I made an error in my assessment of the accessibility of the pedestrian gate at the Main Gate Exit. I restudied my photos of this pedestrian gate. In addition to the bar on the gate, there is a card reader mounted on the wall. I assume it is functioning. I will test it when I have a chance.

All of the pedestrian gates have card readers for opening the gates from the **outside**.
All of the pedestrian gates have a card reader and a bar on the gate for opening the gate from the **inside**, with **one exception**.
The pedestrian gate at St Andrews has a button for opening the gate from the inside and no bar on the gate.

The traffic officer at St Andrews told me that the position of the button is a problem. It's too far away from the gate. Sometimes pedestrians go right past the button, go up to the gate, and can't figure out how to open the gate. I understand this, because I walked past the card reader at the Main Gate Exit pedestrian gate. I didn't see it, because my brain was telling me to look at the gate to find the device for opening it. I think most people instinctively look for the means to open a gate, near the gate.
My recommendation is to install buttons on all of the pedestrian gates, to open the pedestrian gate from the inside. And most importantly, install the buttons near the gate. The button should be positioned, so that is close enough to the gate to be easily seen, but mounted on the side, so that a person in a scooter chair can easily reach it.

Or you could follow the suggestion of the traffic officer at St Andrews. Leave the button where it is, but make it more visible. Paint it a bright color and put a sign on it. She pointed out that a lot of our residents have poor vision.
I prefer a button for opening the gate from the inside, because it is easier to use than the card reader, although you will still have to use the card reader to enter the gate from the outside.
My other suggestion is to leave the button at the St Andrews pedestrian gate and the card readers at the other gates where they are, but make them more eye catching.

Paint them a color that makes them stand out from their surroundings, and put a sign on them, so you don't go right past them, like I did, at the Main Gate-Exit pedestrian gate.
Signe

From: **Signe Merrifield**
Date: Wed, Jul 7, 2021 at 11:52 PM
Subject: Re: Evaluating The Pedestrian Gates
To: Dominic Massetti

I think my last suggestion is the most practical and the most economical.

Make the card readers and the button at the St Andrews gate more visible by painting them a bright color and putting signs on top of them. The main purpose of the signs is not the text, but to make the card readers and button more visible.

Under this icon, you could put the text, "PUSH BUTTON TO OPEN GATE"

Under this icon, you could put the text, "INSERT GRF ID CARD TO OPEN GATE"

I'm thinking that painting the card readers and button at St Andrews and installing the signs is the easy part.

Signe Merrifield
Mutual 16-53B

Main Gate Exit Pedestrian Gate

Main Gate Exit Pedestrian Gate

Main Gate Exit Pedestrian Gate

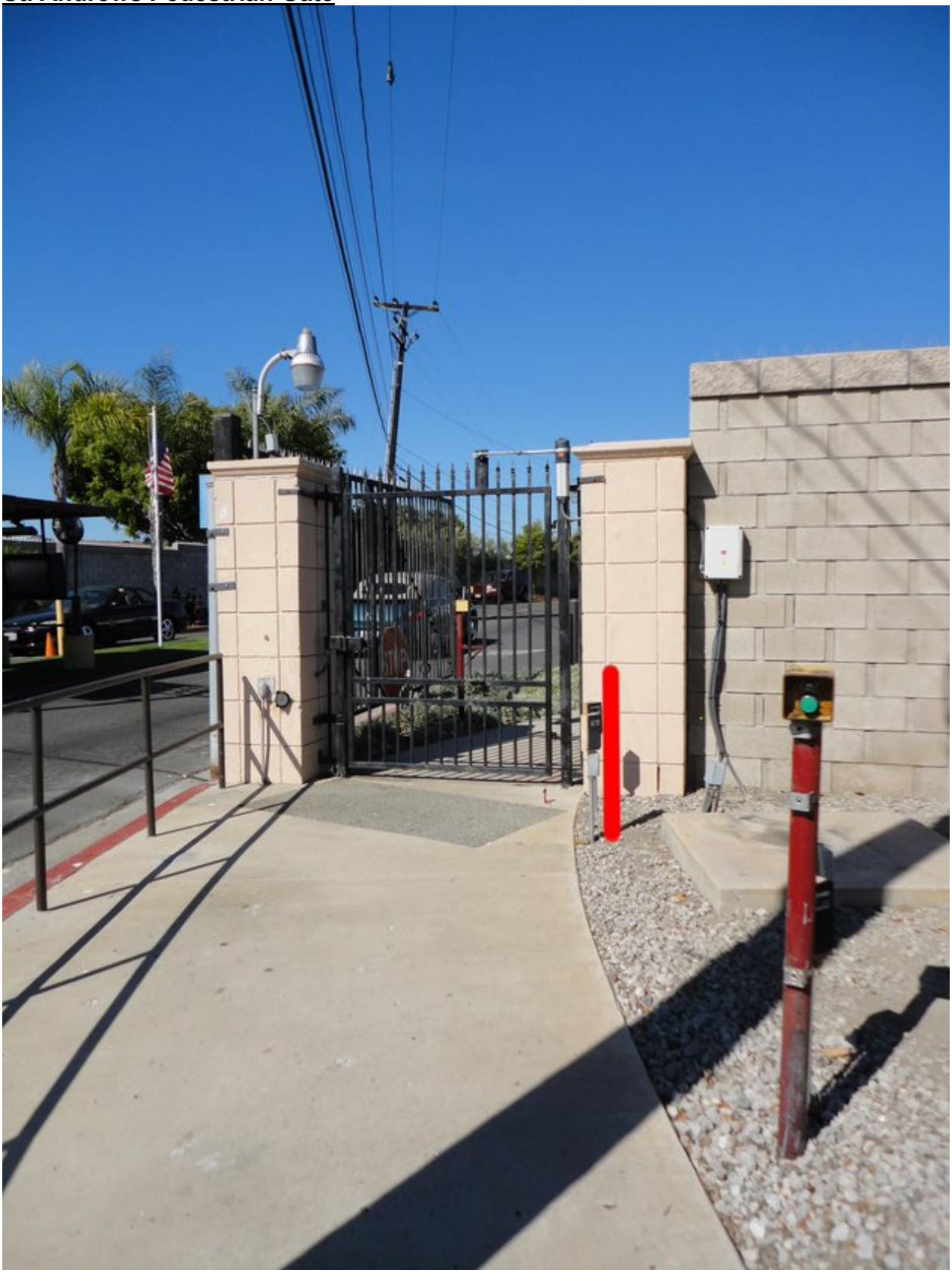
Mutual One- St. Andrews Pedestrian Gate

Mutual One- St. Andrews Pedestrian Gate

St. Andrews Pedestrian Gate

St. Andrews Pedestrian Gate

St. Andrews Pedestrian Gate



Pattricia M. Vienna

[redacted]

July 13, 2021

Physical Properties Committee
Leisure World, Seal Beach, CA

Hello, my name is Pattricia Vienna. I have been a shareholder since October 2020. Leisure World is a great place to live and I am enjoying the variety of activities now open, cool breezes and kind shareholders.

At this time there is a critical safety issue I would like to bring to your attention. I noticed the problem several months ago, and after the incident today, correcting the problem is necessary before someone is seriously injured.

Specifically, there is a median along St. Andrews with several plants, bushes and trees. As I was driving on St. Andrews coming from the south entrance toward Oakmont a driver on the opposite side of St. Andrews barely missed slamming into me in their attempt to make a U turn. Fortunately, I was able to swerve and avoid a crash. It is reasonable to assume the driver was unable to assess safe conditions because the trees in the median blocked their view.

In addition, when attempting to turn left from Oakmont onto St. Andrews my vision is partially blocked by the parked cars. I'm not concerned with the parked cars, however, I am very concerned that when I initiate my left turn, I am forced to stop in the middle of the intersection to assess any traffic traveling north on St. Andrews. The trees fully block my view and as a result, I am unable to safely complete the turn. Further, when traveling north on St. Andrews to turn left onto Oakmont, the trees block my view. It is not until I am halfway into the oncoming traffic lane when I can fully view any oncoming traffic.

To conclude, I am requesting that Golden Rain Foundation/Trust either move the trees to a more appropriate location or ensure they are properly and regularly trimmed. Because of the seriousness of this problem, I am requesting a prompt remedy. Thank you.

Pattricia M. Vienna

Mutual 7-150J

From: Terese Smith
Sent: Monday, May 24, 2021, 8:38 AM
To: Randy L. Ankeny
Subject: Repair need at Turtle Lake

Good morning Randy, I found a turtle wondering the golf course this morning. I took it back to the lake. The is a void in the barrier around the lake that needs to be reinforce better.

Thank you, Terese Smith. Mutual 14

From: Liz Meripol

To: President GRF; Marsha Gerber; Leah Perrotti; Janet Isom; Ruben Collazo; Paul Pratt; Sandy Geffner; William Thompson, Lucy Ableser; Larry Slutsky; Tony Dodero; Carol Levine; Phil Mandeville; Carole Damoci; Lee Melody; Phil Friedman; Nick Massetti
Sent: Sunday, July 25, 2021, 11:14:30 AM PDT
Subject: GRF AGENDA

Good Morning,
I sent this letter July 5, 2021. I would like to know why it is not included in the agenda for your meeting on 7/27/2021.
I realize how far the current pool construction has progressed (?), but I really don't think that it's too late to rethink.
The entire world is going solar-we need to get on board.

The Mini Farms are currently a huge mess. I'm so disappointed in what GRF has turned this into. Every mini farmer knows what a community garden should be. I've never seen one that has perfectly planned plots within a common fence. This would be entirely unacceptable. Birds, rabbits, squirrels, rats and gophers would have unlimited access to the plots. Other community gardens allow for each individual gardener to eliminate these pests by using fencing and/or hardware cloth. Since you (GRF) are unable to think of anything creative, I'm beginning to think it's time to scrap the idea of a "mini farm".
It has turned into a money pit since nobody on any committee knows anything about gardening in a community. Every meeting I attend or listen to there are constant motions about hiring a consultant or an architect with the final cost anticipated at $300,000-$500,000. This is not an appropriate expense for shareholders.

This 1.8 acre area needs to be explored for other possibilities.
An Aquatics Complex with an Electric Vehicle Charging facility is my suggestion.
Grading the entire site is in the works for 12/31/2021. After that the open space could be developed into a pool/spa, restrooms and showers with ample parking.
Solar generating structures to supply heating and lighting for the pool and surroundings.

In place of current Pool Complex-

Move hitting cages to this area
- demo restrooms/showers
- create a sand trap practice area
- create a chipping area

This would solve noise complaints regarding hitting cages at the current location.

I would like to see some serious thought put into these suggestions.

Thank you for all of your volunteering.

Liz Meripol- Mutual 17- Unit 102B

RECEIVED
JUL 20 2021
By

July 7, 2021

Mr. Randy Ankeny
Executive Director
GRF - Leisure World Seal Beach
[redacted]

Dear Randy,

The purpose of this letter is to provide you with information that I gave to David Rudge at GRF when I met with him 6 months ago. You and I have spoken several times and we met face to face three times – after a community meeting, in the fitness center and in the Rock /Glass facility where I asked to meet with you. You suggested each time, that I call your office to set up an appointment to meet with you. I have called your office at least 3 times per week for the last month to try to set an appointment with you and I was told each time that they would call me back, however no one has ever called me back.

The information I want to provide to you pertains to the replacement of the Leisure World Pool.
It is my understanding that the new pool will be 3.5 feet deep, except for the swim lanes which is solely restricted to people swimming laps. This is not deep enough to provide the benefits from aquatic activities – exercise classes, water aerobics, etc. for the follow reasons:

1. Buoyancy factor, or upthrust is dependent on the depth of the water.
2. Standing Chest Deep in water reduces weight by 75%! (Pool depth 4.5 feet)
3. Standing Waist deep in water reduces weight by 50%. (Pool depth 3.5 feet)

- The reduction of personal load (weight) on joints diminishes the pain / resistance of gravity Water minimizes the amount of strain on joints, bones and muscles. Standing in only 3.5 feet of water diminishes this benefit by at least 50%. Water should be a minimum depth of 4.5 feet.

- Water acts as a compression on the whole body to move blood more efficiently through the veins and arteries. Again, if the water is only 3.5 feet deep this greatly minimizes this benefit.

- Hydrostatic pressure helps blood to return to the heart when exercising. Whereas on land and shallow water there is a greater tendency for blood to pool in our lower extremities

- Hydrostatic pressure also reduces edema – swelling in hands legs and feet – this from studies in a population greater than 50 years old. Shallow water will minimize this benefit.

- Given the age of the population at Leisure World there will be more injuries in a pool of 3.5 feet of depth doing any type of exercise or playing pool volleyball. Any type of jumping motion in 3.5 feet of water will result in more stress on the knees, hips, and muscles of the legs as the buoyancy is reduced by 50% as compared to doing the same activity in chest deep water of 4.5 feet. Could this open the door to lawsuits for pool injuries?

I called 12 pool builders to get their recommendations on pool depth for adults. To avoid injuries when exercising in a pool and to absorb knee impact and joint impact the depth recommendation must be at

least 4.5 feet of water or deeper. Of the 12 builders, 9 out of 12 said 4.5 feet (chest level) was the approved level as being suitable for this particular purpose. The builders said a pool depth of 3.5 feet is generally recommended for children.

Resources for the above information:

Johan Lambeck P.T.
Aquatic therapy Specialist
[redacted]

Peggy Schoedinger P.T.
Aquatic therapy Innovations, Inc.
[redacted]

Kasey Eisch – Ermis
River Cities Community Pool
[redacted]

[redacted]
Design / Guide – Suggests 4-5 ft depth – Chest Height

[redacted] – suggests chest height

[redacted] – suggests 4.5 feet or chest height

Mayo Clinic has info on Water Buoyancy and muscle strength

Water PT Specialists – [redacted]

Sports Med Orthopedic – [redacted]

UCLA Sports Medicine

USC

Long Beach State

University of Virginia

Utah State University

Memorial Hospital

Hoag Hospital, Newport Beach, CA

I would very much like to meet with you to discuss this with you. I think the pool can provide great health benefits for the Leisure World population providing it is at least 4 - 4.5 feet deep for exercise, water aerobics, and general bouncy to reduce stress and injury as stated above. A pool with a depth of 3.5 feet is really a children's pool. Having a pool for exercise was a big factor in my decision to buy a home in Leisure World and the depth of the pool is critical for my health and others.

My cell is [redacted]. Please call me so we can set up an appointment to discuss.

Thank you.

Dena Deck

cc. Kathy Phayer

Budget Variance Report - June 2021
Community Facilities - CC ## 670, and 679

For Cost Center 670 (Physical Properties Department) there is a favorable variance of $52,568 through the month of June 2021. The major variance is due to the following:

CC	GL Code	Account Description	Variance	Explanation
670		Salaries	7,457	Favorable- One staff member on disability
670	6142000	Workers Compensation	8,823	Favorable- Cost less than budget
670	6143000	Group Insurance	11,704	Favorable- Cost less than budget
670	5380700	Permit Income	18,462	Favorable- Income greater expected
		Total Explained Variances	46,446	of $52,568

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Expenses - Physical Properties			
	Salaries & Wages Physical Properties	489,046	496,503	7,457
	Employment Taxes Physical Properties	38,486	39,136	650
6142000 670	Workers' Compensation - Physical Propert	15,069	23,892	8,823
	Group Ins - Medical Physical Properties	55,220	66,924	11,704
6143300 670	Group Insurance - Dental - Physical Prop	2,228	1,362	(866)
6143500 670	Group Insurance - Vision - Physical Prop	720	810	90
6144000 670	401(k) Match - Physical Properties	9,383	8,526	(857)
6145000 670	Group Insurance - Life - Physical Proper	1,881	2,472	591
6146000 670	Long Term Disability Insurance - Physica	1,794	2,886	1,092
6211000 670	Continuing Education - Physical Properti	0	875	875
6214000 670	Meals & Special Events - Physical Proper	44	60	16
6215000 670	Mileage - Physical Properties	1,312	2,118	806
6217000 670	Uniforms & Laundry - Physical Properties	1,109	1,200	91
6410000 670	Office Supplies - Physical Properties	1,925	1,782	(143)
6410005 670	Building Supplies - Physical Properties	0	60	60
6410010 670	Hospitality - Physical Properties	1,578	1,446	(132)
6410015 670	Computer Supplies - Physical Properties	17	420	403
6410020 670	Equipment Expense - Physical Properties	121	1,248	1,127
6410025 670	Lunch Room Supplies - Physical Propertie	23	60	37
6410030 670	Printer / Copier Supplies - Physical Pro	2,099	2,622	523
6422000 670	Telephone - Physical Properties	1,704	2,580	876
6435100 670	Bank Service Fees - Physical Properties	2,254	1,758	(496)
6444000 670	Equipment Rental - Physical Properties	1,598	1,600	2
6472000 670	Equipment Repair & Maintenance - Physica	1,316	1,026	(290)
6478000 670	Service Contracts - Physical Properties	100	360	260
6481000 670	Computer Maintenance & Software - Physic	99	245	146
6482000 670	Dues, Memberships & Books - Physical Pro	264	165	(99)
	Total Expenses	629,389	662,136	32,747
	Other Cost Recovery			
5380700 670	Permit Income - Physical Properties	79,962	61,500	18,462
5380701 670	Parking Spot Rental Income - Physical Pr	9,000	9,000	0
5385000 670	Other Income - Physical Properties	1,320	0	1,320
5611000 670	Late Charges - Physical Properties	40	0	40
	Total Other Cost Recovery	90,322	70,500	19,822
5330000 670	Income / Refund from Mutuals - Physical	590,461	590,461	0
	Total Cost Recovery	680,783	660,961	19,822
	Off Budget Items			
	Net Income / (Expense)	51,393	(1,175)	52,568

For Cost Center 679 (Community Facilities) there is a un-favorable variance of $(11,213) through the month of June 2021. The major variance is due to the following:

CC	GL Code	Account Description	Variance	Explanation
679	6410005	Building Supplies	(1,182)	Un-favorable- Replacement of faded street signs
679	6420100	Electricity	(903)	Un-favorable- Cost greater than expected
679	6424100	Trash	(24,398)	Un-favorable- Cost greater than expected
679	6472000	Equipment Repair Maintenance	(3,264)	Un-favorable- Un expected repair to St Andrews Gate
679	6473000	Hazardous Waste Disposal	(1,091)	Un-favorable- Early pick up of hazardous waste
679	6476000	Sewer Maintenance	5,000	Favorable-Less repairs than expected
679	6476500	Street Maintenance	8,742	Favorable-Less repairs than expected
679	6491000	Miscellaneous Write-offs	(1,540)	Un-favorable-Tree on El Dorado caused damage to vehicle
679	6731000	Property & Liability Insurance	6,218	Favorable-Less than expected
		Total Explained Variances	(12,418)	of $(11,213)

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Expenses - Community Facilities			
6410005 679	Building Supplies - Community Facilities	3,432	2,250	(1,182)
6410020 679	Equipment Expense - Community Facilities	187	300	114
6420100 679	Electricity - Community Facilities	31,185	30,282	(903)
6422000 679	Telephone - Community Facilities	4,496	4,439	(57)
6424100 679	Trash - Community Facilities	80,690	56,292	(24,398)
6471000 679	Building Repair & Maintenance - Communit	656	1,500	844
6472000 679	Equipment Repair & Maintenance - Communi	8,514	5,250	(3,264)
6473000 679	Hazardous Waste Disposal - Community Fac	3,491	2,400	(1,091)
6476000 679	Sewer Maintenance - Community Facilities	0	5,000	5,000
6476500 679	Street Repair & Maintenance - Community	6,258	15,000	8,742
6477210 679	Pest Control - Community Facilities	3,300	1,452	(1,848)
6478000 679	Service Contracts - Community Facilities	1,023	1,050	27
6483000 679	Propane - Community Facilities	0	0	0
6484000 679	Permits & Licenses - Community Facilitie	2,563	2,928	365
6491000 679	Miscellaneous Writeoffs - Community Faci	1,540	0	(1,540)
6731000 679	Property & Liability Insurance - Communi	52,200	58,418	6,218
	Total Expenses	199,534	186,561	(12,973)
	Other Cost Recovery			
5380790 679	Recycling Income - Community Facilities	560	0	560
5385000 679	Other Income - Community Facilities	1,200	0	1,200
	Total Other Cost Recovery	1,760	0	1,760
5330000 679	Income / Refund from Mutuals - Community	191,922	191,922	0
	Total Cost Recovery	193,682	191,922	1,760
	Net Income / (Expense) Before Off Budget	(5,852)	5,361	(11,213)

PHYSICAL PROPERTY COMMITTEE PROJECT REPORT

Project	Proj #	Status	BOD Approved	Scheduled Completion	BOD approved funds	Used Funds	Balance
Pool/Golf Course Renovations Capital/Reserve	925-19	Golf phase completed. Engineering and design for pool in plan check. Sewer Line installation in process.	August-19	TBD	$ 1,597,304	$ 896,151	$ 701,153
Golf Starter Phase		Cost breakdown-phase complete				$ 166,228	
Pool Phase		Cost breakdown-Wall, Demo, Soils Testing, Engineering, Permit fees, Plumbing, Gas relocation Parking construction completed. Soils compaction completed. Palms installed Permits from OCHD and City of Seal Beach Issued, work in process. Roof replacement to start Aug 7				$ 729,923	
Pool Phase available funds		Remaining approved funds					$ 701,153
Security Office at the Main Gate - LED Lighting Capital	937-19	In process - Main Office scheduled for later date per Department Head 90%	November-19	TBD	$ 3,500	$ 3,500	$ -
Electric Meter Turtle Lake - Capital	968-21	Work completed-waiting for SCE to energize	January-20	Aug	$ 9,341	$ 9,341	$ -
Electrical at 1.8 Capital	946-20	Work completed- Change order for cost over run on reimbursables Permits, Plans ,Engineering, SCE application fee. Exceeded $4,000 contegency costs.	September-19	Aug	$ 43,677	$ 55,548	$ (11,871)
Clubhouse Six-HVAC Engineering Capital	953-20	Requested Engineer to complete plans for RFP	May-20	Aug	$ 9,800	$ 3,440	$ 6,360
RV Lot Gate Improvements	965-21	Work completed with exception of light	February-21	July	$ 91,540	$ 86,784	$ 4,756
Clubhouse Three - Fireplace Renovation	976-21	Work in progress	May-21	July	$ 10,000	$ -	
Clubhouse Two - Heat Pump Unit Two Replacement	977-21	Work completed	April-21	June	$ 8,000	$ 8,000	$ -
Service Maintenance Gate replacement	967-21	Gate installed, opener installation in process	February-21	July	$ 20,000		$ 20,000
Golf Course - Shade Structure	975-21	completed		July	6,500	$ 6,500	$ -
Clubhouse 2 Pool/Game Room C/R	969-21	Project Completed	February-21	May	$ 264,571	$ 228,802	$ 35,769
Administration Office Remodel - Ergonomics Upgrade	973-21	work stations installed	April-21	July	$ 6,100	$ 1,189	$ 4,911

Total Quality Checklist - Community Facilities

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
		1/20/2021	**Totals:**	**56**	**0**	**100%**		
1		Clubhouse 1	Lawn free of weeds, green and healthy	1				J and J Landscape
2		Clubhouse 1	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
3		Clubhouse 1	Trees trimmed and healthy	1				J and J Landscape
4		Clubhouse 1	Irrigation checked weekly for proper operation	1				J and J Landscape
5		Clubhouse 2	Lawn free of weeds, green and healthy	1				J and J Landscape
6		Clubhouse 2	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
7		Clubhouse 2	Trees trimmed and healthy	1				J and J Landscape
8		Clubhouse 2	Irrigation checked weekly for proper operation	1				J and J Landscape
9		Clubhouse 3	Lawn free of weeds, green and healthy	1				J and J Landscape
10		Clubhouse 3	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
11		Clubhouse 3	Trees trimmed and healthy	1				J and J Landscape
12		Clubhouse 3	Irrigation checked weekly for proper operation	1				J and J Landscape
13		Clubhouse 4	Lawn free of weeds, green and healthy	1				J and J Landscape
14		Clubhouse 4	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
15		Clubhouse 4	Trees trimmed and healthy	1				J and J Landscape
16		Clubhouse 4	Irrigation checked weekly for proper operation	1				J and J Landscape

Total Quality Checklist - Community Facilities

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
17		Clubhouse 5	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
18		Clubhouse 5	Trees trimmed and healthy	1				J and J Landscape
19		Clubhouse 5	Irrigation checked weekly for proper operation	1				J and J Landscape
20		Clubhouse 6	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
21		Clubhouse 6	Trees trimmed and healthy	1				J and J Landscape
22		Clubhouse 6	Irrigation checked weekly for proper operation	1				J and J Landscape
23		Seal Beach Blvd	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
24		Seal Beach Blvd	Irrigation checked weekly for proper operation	1				J and J Landscape
25		Seal Beach Blvd	Trees trimmed and healthy	1				J and J Landscape
26		Main Entry	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
27		Main Entry	Trees trimmed and healthy	1				J and J Landscape
28		Main Entry	Irrigation checked weekly for proper operation	1				J and J Landscape
29		Westminster Blvd	Trees trimmed and healthy	1				J and J Landscape
30		Westminster Blvd	Area is weed free	1				J and J Landscape
31		St Andrews Gate	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
32		St Andrews Gate	Trees trimmed and healthy	1				J and J Landscape
33		St Andrews Gate	Irrigation checked weekly for proper operation	1				J and J Landscape

Total Quality Checklist - Community Facilities

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
34		St Andrews Median	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
35		St Andrews Median	Trees trimmed and healthy	1				J and J Landscape
36		North Gate Rd	Trees trimmed and healthy	1				J and J Landscape
37		North Gate Rd	Irrigation checked weekly for proper operation	1				J and J Landscape
38		Golden Rain Rd Channel	Irrigation checked weekly for proper operation	1				J and J Landscape
39		Golden Rain Rd Channel	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
40		Administraton	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
41		Administraton	Trees trimmed and healthy	1				J and J Landscape
42		Administraton	Irrigation checked weekly for proper operation	1				J and J Landscape
43		Amphitheater	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
44		Amphitheater	Trees trimmed and healthy	1				J and J Landscape
45		Amphitheater	Irrigation checked weekly for proper operation	1				J and J Landscape
46		1.8 Acres	Irrigation checked weekly for proper operation	1				J and J Landscape
47		1.8 Acres	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
48		RV Lot	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
49		RV Lot	Trees trimmed and healthy	1				J and J Landscape
50		RV Lot	Irrigation checked weekly for proper operation	1				J and J Landscape

Total Quality Checklist - Community Facilities

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
51		Canoe Brook	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
52		Canoe Brook	Trees trimmed and healthy	1				J and J Landscape
53		Canoe Brook	Irrigation checked weekly for proper operation	1				J and J Landscape
54		Service Maintenance	Planters free of weeds, plants trimmed and are healthy	1				J and J Landscape
55		Service Maintenance	Trees trimmed and healthy	1				J and J Landscape
56		Service Maintenance	Irrigation checked weekly for proper operation	1				J and J Landscape

Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
		1/15/2021	**Totals:**	**69**	**0**	**100%**		
1		#1 Tee	Free of weeds, green and healthy	1				J and J Landscape
2		#1 Bench	Bench is in good condition, and clean	1				J and J Landscape
3		#1 Trellis	Trellis, concrete and trash can in good condition	1				
4		#1 Fairway	Free of weeds, green and healthy	1				J and J Landscape
5		#1 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape
6		#1 Sand Trap	Borders edged and maintained, weed free, and raked.	1				J and J Landscape
7		#1 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
8		#1 Trees	Healthy and pruned to standard	1				J and J Landscape
9		#2 Tee	Free of weeds, green and healthy. Tee markers in good condition	1				J and J Landscape
10		#2 Bench and trash cans and drinking fountain	Bench is in good condition, and clean	1				J and J Landscape
11		#2 Fairway	Free of weeds, green and healthy	1				J and J Landscape
12		#2 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape
13		#2 Green fences	Fences in good condition	1				Recreation
14		#2 Green - Roses	Roses are healthy and blooming	1				Recreation
15		#2 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
16		#2 Trees	Healthy and pruned to standard	1				J and J Landscape
17		#3 Tee	Free of weeds, green and healthy	1				J and J Landscape

Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
18		#3 Bench	Bench is in good condition, and clean	1				J and J Landscape
19		#3 Fairway	Free of weeds, green and healthy	1				J and J Landscape
20		#3 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape
21		#3 Sand Trap	Borders edged and maintained, weed free, and raked.	1				J and J Landscape
22		#3 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
23		#3 Trees	Healthy and pruned to standard	1				J and J Landscape
24		#4 Tee	Free of weeds, green and healthy	1				J and J Landscape
25		#4 Bench	Bench is in good condition, and clean	1				J and J Landscape
26		#4 Fairway	Free of weeds, green and healthy	1				J and J Landscape
27		#4 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape
28		#4 Sand Trap	Borders edged and maintained, weed free, and raked.	1				J and J Landscape
29		#4 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
30		#4 Trees	Healthy and pruned to standard	1				J and J Landscape
31		#5 Tee	Free of weeds, green and healthy	1				J and J Landscape
32		#5 Bench	Bench is in good condition, and clean	1				J and J Landscape
33		#5 Tee walking path	Walking rubber surface in good condition	1				Recreation
34		#5 Bridge	Bridge, walking surface, and paint in good condition	1				

Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
35		#5 Fairway	Free of weeds, green and healthy	1				J and J Landscape
36		#5 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape
37		#5 Sand Trap	Borders edged and maintained, weed free, and raked.	1				J and J Landscape
38		#5 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
39		#5 Trees	Healthy and pruned to standard	1				J and J Landscape
40		Lakes	Water maintain to standard	1				
41		#6 Tee	Free of weeds, green and healthy	1				J and J Landscape
42		#6 Bench	Bench is in good condition, and clean	1				J and J Landscape
43		#6 Fairway	Free of weeds, green and healthy	1				J and J Landscape
44		#6 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape
45		#6 Sand Trap	Borders edged and maintained, weed free, and raked.	1				J and J Landscape
46		#6 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
47		#6 Trees	Healthy and pruned to standard	1				J and J Landscape
48		#7 Tee	Free of weeds, green and healthy	1				J and J Landscape
49		#7 Bench	Bench is in good condition, and clean	1				J and J Landscape
50		#7 Fairway	Free of weeds, green and healthy	1				J and J Landscape
51		#7 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape

Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
52		#7 Sand Trap	Borders edged and maintained, weed free, and raked.	1				J and J Landscape
53		#7 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
54		#7 Trees	Healthy and pruned to standard	1				J and J Landscape
55		#8 Tee	Free of weeds, green and healthy.	1				J and J Landscape
56		#8 Bench	Bench is in good condition, and clean	1				J and J Landscape
57		#8 Fairway	Free of weeds, green and healthy	1				J and J Landscape
58		#8 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape
59		#8 Sand Trap	Borders edged and maintained, weed free, and raked.	1				J and J Landscape
60		#8 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
61		#8 Trees	Healthy and pruned to standard	1				J and J Landscape
62		#9 Tee	Free of weeds, green and healthy	1				J and J Landscape
63		#9 Bench	Bench is in good condition, and clean	1				J and J Landscape
64		#9 Fairway	Free of weeds, green and healthy	1				J and J Landscape
65		#9 Green	Green is free of weeds, collars consistent with standard, and maintained.	1				J and J Landscape
66		#9 Sand Trap	Borders edged and maintained, weed free, and raked.	1				J and J Landscape
67		#9 Irrigation	Irrigation checked weekly for proper operation	1				J and J Landscape
68		#9 Trees	Healthy and pruned to standard	1				J and J Landscape

Total Quality Checklist - Golf Course

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
69		Golf Shed	Area clean to standard	1				

Total Quality Checklist - Clubhouse One

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
inspected on: 07/27/2021			Totals:	23	0	100%		
1		Assembly Hall	Flooring is clean and in good condition	1				
2		Assembly Hall	Lights are clean and operational	1				
3		Assembly Hall	HVAC units are clean and operational	1				
4		Billiards	Wall paint in good condition	1				
5		Billiard Room	Doors are operational, clean and not chipped	1				
6		Kitchen	Cabinet paint is clean and in good condition	1				
7		Kitchen	Exhaust hood fire suppression is current	1				
8		Kitchen	Flooring is clean and in good condition	1				
9		Kitchen	Lights are clean and operational	1				
10		Kitchen	Cooking equipment is clean and operational	1				
11		Ladies Restroom	Toilet seats good condition and tight	1				
12		Lobby	Carpet is clean and in good condition	1				
13		Lobby	Furniture is clean and in Good condition	1				
14		Lobby	Bulletin board is clean current and in good condition	1				
15		Men's Restroom	Toilet seats good condition and tight	1				
16		Men's Restroom	Lights clean and operational	1				
17		Park	Tables and chairs are clean properly placed and in good condition	1				
18		Park	Area lights are clean operational	1				
19		Park	Turf Weed free green and is maintained	1				
20		Park	Trees are healthy and properly trimmed	1				
21		Park	Mission bell sign is clean and in good condition	1				
22		Storage	Furniture is stored properly and in good	1				
23		Wood Shop	Doors are operational, clean and not chipped	1				
24								
25								
26								
27								
28								
29								
30								

Total Quality Checklist - Clubhouse Two

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
inspected on: 07/27/2021			Totals:	60	0	100%		
1		Assembly Hall	Flooring is clean and in good condition	1				
2		Assembly Hall	Lights are clean and operational	1				
3		Assembly Hall	HVAC units are clean and operational	1				
4		Billiard Room	Wall paint in good condition	1				
5		Billiard Room	Doors are operational, clean and not chipped	1				
6		Bocce Court	Playing surface properly maintained	1				
7		Bocce Court	Bench's are clean and in good condition	1				
8		Bocce Court	Handrails are clean and in good condition	1				
9		Bocce Court	Turf around court is in good condition	1				
10		Bocce Court	Shade structure is clean and in good condition	1				
11		Game Room	Wall paint in good condition	1				
12		Game Room	Doors are operational, clean and not chipped	1				
13		East make up area	Lights are operational and the area is clean	1				
14		East Stage Bathroom	Bathroom is clean and paint is in good condition	1				
15		Kitchen	Cabinet paint is clean and in good condition	1				
16		Kitchen	Exhaust hood fire suppression is current	1				
17		Kitchen	Flooring is clean and in good condition	1				
18		Kitchen	Lights are clean and operational	1				
19		Kitchen	Cooking equipment is clean and operational	1				
20		Ladies Restroom	Toilet seats good condition and tight	1				
21		Lobby	Carpet is clean and in good condition	1				
22		Lobby	Furniture is clean and in Good condition	1				
23		Lobby	Bulletin board is clean current and in good condition	1				
24		Men's Restroom	Toilet seats good condition and tight	1				
25		Men's Restroom	Lights clean and operational	1				
26		Park	Tables and chairs are clean properly placed and in good condition	1				
27		Park	Area lights are clean operational	1				
28		Park	Turf Weed free green and is maintained	1				
29		Park	Trees are healthy and properly trimmed	1				

Total Quality Checklist - Clubhouse Two

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
30		Park	Mission bell sign is clean and in good condition	1				
31		Park	Clock is in good condition, and operational with correct time	1				
32		Park	Plant around sign healthy with proper care	1				
33		Parking lot	Signs in place and in good condition	1				
34		Parking lot	Gate operational in a good condition	1				
35		Parking lot	Wall is painted and in good condition	1				
36		Pickle Ball Courts	Screens are clean and in good condition	1				
37		Pickle Ball Courts	Drinking fountain is clean and operational	1				
38		Pickle Ball Courts	Courts are clean	1				
39		Pickle Ball Courts	Nets are in good condition	1				
40		Pickle Ball Courts	Plants are healthy and maintained	1				
41		Ramp	Clean any good condition	1				
42		Ramp	Handrails are clean and in good condition	1				
43		Serenity garden	Fountain is clean and operational	1				
44		Serenity garden	Plants are healthy and maintained	1				
45		Stage	Clean is in good condition	1				
46		Stage	Stairs are clear and in good condition	1				
47		Stage Emergency Exit	Exit Is clear	1				
48		Storage	Furniture is stored properly and in good condition	1				
49		West make up area	Lights are operational in the area is clean	1				
50		West Stage Bathroom	Bathroom is clean and paint is in good condition	1				
51		Wood Shop	Doors are operational, clean and not chipped	1				
52		Car Wash	Pavement is clean without debris	1				
53		Car Wash	Wash hoses are in good condition with nozzle operational	1				
54		Car Wash	Pressure washer reels are operational	1				
55		Car Wash	Signs in place and in good condition	1				
56		Car Wash	Poles are clean and paint is in good condition	1				
57		Car Wash	Trash can is clean and in place	1				

Total Quality Checklist - Clubhouse Two

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
58		Car Wash	RV Steps in good condition	1				
59		Parking Lot North	Pavement, signs, and striping is in good condition	1				
60		Parking Lot South	Pavement, signs, and striping is in good condition	1				
61								
62								
63								
64								
65								
66								
67								
68								
69								
70								

Total Quality Checklist - Clubhouse Three

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
inspected on: 07/27/2021			Totals:	16	0	100%		
1		Assembly Hall	Flooring is clean and in good condition	1		fire place modification in progress		
2		Assembly Hall	Lights are clean and operational	1				
3		Assembly Hall	HVAC units are clean and operational	1				
4		Kitchen - Room 9	Cabinet paint is clean and in good condition	1				
5		Kitchen - Room 9	Exhaust hood fire suppression is current	1				
6		Kitchen - Room 9	Flooring is clean and in good condition	1				
7		Kitchen - Room 9	Lights are clean and operational	1				
8		Kitchen - Room 9	Cooking equipment is clean and operational	1				
9		Ladies Restroom	Toilet seats good condition and tight	1				
10		Men's Restroom	Toilet seats good condition and tight	1				
11		Men's Restroom	Lights clean and operational	1				
12		Park	Mission bell sign is clean and in good condition	1				
13		Parking lot	Signs in place and in good condition	1				
14		Parking lot	Gate operational in a good condition	1				
15		Ramp	Clean any good condition	1				
16		Ramp	Handrails are clean and in good condition	1				
17		Learning Center	Floors, desks, A/C working, lights in good condition	1				
18		Kitchen 1	Floors, counters, appliances, aseembly area, tables, chairs clean	1				
19		Kitchen 2	Floors, counters, appliances, aseembly area, tables, chairs clean	1				
20		Kitchen 3	Floors, counters, appliances, aseembly area, tables, chairs clean	1				
21		Kitchen 4	Floors, counters, appliances, aseembly area, tables, chairs clean	1				
22		Kitchen 5	Floors, counters, appliances, aseembly area, tables, chairs clean	1				
23		Kitchen 6	Floors, counters, appliances, aseembly area, tables, chairs clean	1				
24		Kitchen 7	Floors, counters, appliances, aseembly area, tables, chairs clean	1				

Total Quality Checklist - Clubhouse Three								
	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
25		Kitchen 8	Floors, counters, appliances, aseembly area, tables, chairs clean	1				
26		Sewing room	Flooring, tables, lights	1				
27								
28								
29								
30								

Total Quality Checklist - Clubhouse Four

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
inspected on: 07/27/2021			Totals:	21	0	100%		
1		Assembly Hall	Flooring is clean and in good condition	1				
2		Assembly Hall	Lights are clean and operational	1				
3		Assembly Hall	HVAC units are clean and operational	1				
4		Kitchen	Cabinet paint is clean and in good condition	1				
5		Kitchen	Exhaust hood fire suppression is current	1				
6		Kitchen	Flooring is clean and in good condition	1				
7		Kitchen	Lights are clean and operational	1				
8		Kitchen	Cooking equipment is clean and operational	1				
9		Ladies Restroom	Toilet seats good condition and tight	1				
10		Lobby	Carpet is clean and in good condition	1				
11		Lobby	Furniture is clean and in Good condition	1				
12		Lobby	Bulletin board is clean current and in good condition	1				
13		Men's Restroom	Toilet seats good condition and tight	1				
14		Men's Restroom	Lights clean and operational	1				
15		Park	Mission bell sign is clean and in good condition	1				
16		Stage	Clean is in good condition	1				
17		Stage	Stairs are clear and in good condition	1				
18		Stage Emergency Exit	Exit Is clear	1				
19		Storage	Furniture is stored properly and in good condition	1				
20		Parking Lot North	Pavement, signs, and striping is in good condition	1				
21		Parking Lot South	Pavement, signs, and striping is in good condition	1				
22								
23								
24								
25								
26								
27								
28								
29								
30								

Total Quality Checklist - Clubhouse Five

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
inspected on: 07/27/2021			Totals:	10	0	100%		
1		Kitchen / breakroom	Cabinet paint is clean and in good condition	1				
2		Kitchen / breakroom	Flooring is clean and in good condition	1				
3		Kitchen / breakroom	Lights are clean and operational	1				
4		Kitchen / breakroom	Cooking equipment is clean and operational	1				
5		Ladies Restroom	Toilet seats good condition and tight	1				
6		Lobby	Carpet is clean and in good condition	1				
7		Lobby	Furniture is clean and in Good condition	1				
8		Lobby	Bulletin board is clean current and in good condition	1				
9		Men's Restroom	Toilet seats good condition and tight	1				
10		Men's Restroom	Lights clean and operational	1				
11		Café		1				
12		Restroom, 1st floor	toilet seat tight, floor clean, fixtures clean	1				
13								
14								
15								
16								
17								
18								
19								
20								

Total Quality Checklist - Clubhouse Six

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
inspected on: 07/27/2021			Totals:	82	0	100%		
1	1	East Entry	Palm Tree lighting good condition and operational	1				
2	1	Exit Corridor	Alley entrance hallway lights operable	1				
3	1	First Floor	Ceiling tiles clean and good condition	1				
4	1	First Floor	Proper furniture in place	1				
5	1	Hospitality Entry	Canopy in good condition - not faded or torn	1				
6	1	Hospitality Entry	Chair glides are not worn down to metal	1				
7	1	Hospitality Entry	Wall at parking lot in good condition and clean	1				
8	1	Kitchen	Lights operable and in good condition	1				
9	1	Men's RR	Toilet seats in good condition	1				
10	1	Men's RR	Plastic guard in place	1				
11	1	North Entry - Ext	Concrete clean and in good condition	1				
12	1	North Entry - Ext	Handrails paint without chips or worn	1				
13	1	North Entry - Ext	Step paint in good condition	1				
14	1	North Entry - Ext	Lights in overhead working	1				
15	1	North Entry - Ext	ADA ramp smooth and clear	1				
16	1	North Entry - Ext	ADA ramp handrail paint without chips or worn	1				
17	1	North Entry - Ext	ADA ramp wall paint in good condition	1				
18	1	Women's RR	Open door slowly sign in place	1				
19	1	Women's RR	Toilet seats tight, in good condition	1				
20	1	Women's RR	Lights operable	1				
21	1	Women's RR	North entrance paint at the corner by the elevator in good condition	1				
22	1	Women's RR	Plastic corner guard in place	1				
23	1	North Entry - Ext	Planter properly planted weed free with healthy plants	1				
24	1	North Entry - Ext	Potted plants watered and healthy	1				
25	1	Ping Pong Area	Storage cubes in good condition	1				
26	1	Women's RR	Doors clean, in good condition, not worn or chipped	1				

Total Quality Checklist - Clubhouse Six

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
27	1	First Floor	Drinking fountain clean with blue clean mat in place	1				
28	1	Hospitality Entry	Outside door mat clean and in good condition	1				
29	1	Women's RR	Blue mat at the drinking fountain clean and good condition	1				
30	1	CARE Entry	Walkway clear	1				
31	1	CARE Entry	Concrete clean and in good condition	1				
32	1	East Entry	Bike rack in good condition	1				
33	1	Hospitality Entry	Tables in good condition clean and properly placed	1				
34	1	Men's RR	Toilets clean and flush properly	1				
35	1	Men's RR	Wall clean and in good condition without chips	1				
36	1	Mobility Aids	Flooring in good condition and clean	1				
37	1	North Entry - Ext	Trash can clean and in good condition	1				
38	1	North Entry - Ext	Ashtray properly placed and clean	1				
39	1	Ping Pong Area	Chair rails are in good condition and clean	1				
40	1	Ping Pong Area	Lights are clean and operate	1				
41	1	Women's RR	Paper towel dispensers clean, in good condition, and working	1				
42	1	Women's RR	Grout at sinks and floors clean	1				
43	1	Women's RR	Toilets clean and flush properly	1				
44	1	North Entry - Ext	Sprinklers are operational	1				
45	1	North Entry - Ext	Plants are healthy with proper care	1				
46	1	Hospitality Entry	Folding Tables and cones properly stored	1				
47	1	Hospitality Entry	Chairs in good condition clean and properly placed	1				
48	2	Dance Room	Receptacle in good condition	1				
49	2	Gym	Flooring in good condition	1				
50	2	Gym	Baseboards are in good condition	1				
51	2	Men's RR	Mirror frames and mirrors in good condition	1				
52	2	Men's RR	Toilet seats tight, in good condition	1				
53	2	North West Room	Chair rails are in good condition and clean	1				

Total Quality Checklist - Clubhouse Six

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
54	2	Second Floor	Ceiling tiles clean and good condition	1				
55	2	South West Room	North Entry Door is clean, not worn or chipped	1				
56	2	South West Room	Receptacle and switch covers in place and clean	1				
57	2	Stairway	LED lights are clean and working	1				
58	2	Stairway	Roller shades are in place and good condition	1				
59	2	Stairway	Stairway handrail in good condition and not worn	1				
60	2	Women's RR	Proper lighting and operational	1				
61	2	Women's RR	Receptacles are in good condition and operational	1				
62	2	Women's RR	Grout at sinks and floor in good condition and clean	1				
63	2	Women's RR	Mirror frames and mirrors in good condition	1				
64	2	Women's RR	Faucets in good condition and clean	1				
65	2	Women's RR	Fire Sprinklers in good condition and clean	1				
66	2	Women's RR	Toilet seats tight, in good condition	1				
67	2	Men's RR	Sink caulking in good condition and clean	1				
68	2	Gym	Coat hooks are all in place and not broken	1				
69	2	HVAC	Supply and Return registers clean and in good condition	1				
70	2	Second Floor	Drinking fountain clean with blue clean mat in place	1				
71	2	Custodian Room	Equipment for Clubs is properly stored	1				
72	2	Dance Room	Hand sanitizer operational and the wall area is clean	1				
73	2	Gym	Walls are in good condition and clean	1				
74	2	North West Room	Tables and equipment properly stored	1				
75	2	North West Room	Proper furniture in place	1				
76	2	Second Floor	Mops and Brooms properly stored	1				
77	2	South West Room	TV, Stage, Whiteboard, and stairs properly stored	1				

Total Quality Checklist - Clubhouse Six

	Floor	Location	Description	Yes	No	Comments	Progress	Who is Responsible
78	2	Women's RR	Paper Towel dispenser in place, clean with towels	1				
79	2	Women's RR	Proper Soap dispenser in place and full	1				
80	2	Second Floor	Proper furniture in place	1				
81	2	Gym	Sound System is operational	1				
82	2	Gym	Rows of brass outlets are flush with the floor	1				

Golden Rain Foundation
2022 Proposed Operating Budget - Cost Center 575 - Trust Property Labor (Draft)
Data as of June 30, 2021

(A)	(B)	(D)	(E)	(D) - (E)		(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2022 Total	2021 Budget	$ Change	% Change	2021 YTD Actua	2021 Projected	$ Change	2021 Annualized	$ Change	2020 Actual	$ Change
	Expenses - Trust Property Labor											
6100000 575	Salaries & Wages - Trust Property Labor	284,407	283,574	833	0.3%	101,648	245,065	39,342	203,295	81,112	199,327	85,080
6140000 575	Employment Taxes - Trust Property Labor	21,895	21,572	323	1.5%	8,091	18,417	3,478	16,181	5,714	15,303	6,592
6142000 575	Workers' Compensation - Trust Property Labor	10,204	12,713	(2,509)	-19.7%	5,524	10,053	151	11,048	(844)	7,789	2,415
6143000 575	Group Insurance - Medical - Trust Property Lab	39,492	44,772	(5,280)	-11.8%	14,544	36,930	2,562	29,088	10,404	25,536	13,956
6143300 575	Group Insurance - Dental - Trust Property Labo	684	876	(192)	-21.9%	301	739	(55)	603	81	515	169
6143500 575	Group Insurance - Vision - Trust Property Labor	480	564	(84)	-14.9%	201	483	(3)	402	78	329	151
6144000 575	401(k) Match - Trust Property Labor	10,369	8,127	2,242	27.6%	3,681	7,791	2,578	7,363	3,006	8,278	2,091
6145000 575	Group Insurance - Life - Trust Property Labor	1,224	1,416	(192)	-13.6%	346	1,054	170	693	531	737	487
6146000 575	Long Term Disability Insurance - Trust Property	1,428	1,656	(228)	-13.8%	391	1,219	209	782	646	593	835
	Total Wages & Benefits	**370,183**	**375,270**	**(5,087)**	**-1.4%**	**134,727**	**321,751**	**48,432**	**269,455**	**100,728**	**258,407**	**111,776**
6211000 575	Continuing Education - Trust Property Labor	500	500	0	0.0%	0	248	252	0	500	0	500
6212000 575	Employee Exams - Trust Property Labor	0	625	(625)	-100.0%	0	313	(313)	0	0	0	0
6215000 575	Mileage - Trust Property	120	0	120	-	0	0	120	0	120	52	68
6217000 575	Uniforms & Laundry - Trust Property Labor	1,950	1,450	500	34.5%	476	1,200	750	953	997	1,243	707
6410000 575	Office Supplies - Trust Property	0	0	0	0.0%	0	0	0	0	0	0	0
6410015 575	Computer Supplies - Trust Property Labor	300	300	0	0.0%	0	150	150	0	300	0	300
	Total Operating Expenses	**2,870**	**2,875**	**(5)**	**-0.2%**	**476**	**1,911**	**959**	**953**	**1,917**	**1,295**	**1,575**
	Total Cost Center Expenses	**373,053**	**378,145**	**(5,092)**	**-1.3%**	**135,203**	**323,662**	**49,391**	**270,408**	**102,645**	**259,702**	**113,351**
5330000 575	Income / Refund from Mutuals - Trust Property	**373,053**	**378,145**	**(5,092)**	**-1.3%**	**189,072**	**378,145**	**(5,092)**	**378,144**	**(5,091)**	**288,566**	**84,487**
	Total Cost Recovery	**373,053**	**378,145**	**(5,092)**		**189,072**	**378,145**	**(5,092)**	**378,144**	**(5,091)**	**288,566**	**84,487**
	Net Income / (Expense)	**0**	**0**	**0**		**53,869**	**54,483**	**(54,483)**	**107,736**	**(107,736)**	**28,864**	**(28,864)**
	PAPM	**4.70**	**4.77**	**(0.07)**								
	FTE	**5.00**	**5.00**	**-**								

GOLDEN RAIN FOUNDATION
2022 BUDGET ASSUMPTIONS
Trust Property Labor – CC575

<table>
<tr><th>GL CODE</th><th>LINE ITEM</th><th>DESCRIPTION</th><th>EXHIBITS</th></tr>
<tr><td>6100000</td><td>Salaries and Wages</td><td>Total FTEs for 2022 remains at 2021 levels. The 2022 budget assumptions also include any pay increases during 2021 that were not included in the 2021 budget plus a pay for performance allowance of 2.65% for 2022.</td><td></td></tr>
<tr><td>6140000</td><td>Payroll Taxes</td><td>Calculations are based on the current rates established by Federal and State statutes. 2021 and estimated 2022 rates are listed below.
<table>
<tr><th></th><th>2022</th><th>2021</th></tr>
<tr><td>SS Max Salary</td><td>$142,800</td><td>$137,700</td></tr>
<tr><td>SS Rate</td><td>6.20%</td><td>6.20%</td></tr>
<tr><td>Medicare Rate</td><td>1.45%</td><td>1.45%</td></tr>
<tr><td>SS & Med. Rate</td><td>7.65%</td><td>7.65%</td></tr>
<tr><td>UI Max Salary</td><td>$7,000</td><td>$7,000</td></tr>
<tr><td>UI State</td><td>2.40%</td><td>2.70%</td></tr>
<tr><td>UI Fed</td><td>0.60%</td><td>0.60%</td></tr>
<tr><td>UI Total</td><td>3.00%</td><td>3.30%</td></tr>
<tr><td>UI Max Total</td><td>$210</td><td>$231</td></tr>
</table></td><td></td></tr>
<tr><td>61420000</td><td>Workers Comp Insurance</td><td>Workers' Compensation Insurance premiums are calculated according to how employees are classified (with regards to the specific type of work they perform) and the rate assigned to each classification type. These rates are based on the degree of physical activities associated with each position. Certain positions require more physical activities, such as Building Inspectors, Service Maintenance Staff and Security Department have a higher rate compared to office staff positions that require a lesser degree of physical activity. As such, some cost center budgets will show a different percentage compared to other cost centers. The 2022 overall budget is based on an assumed 9% increase over the 2021 actual premiums:
<table>
<tr><th>2021 Actual</th><th>2021 Budget</th><th>2021 Variance</th><th>%</th><th></th></tr>
<tr><td>187,529</td><td>255,667</td><td>68,138</td><td>26.7%</td><td>Favorable</td></tr>
</table>
<table>
<tr><th>2022 Budget</th><th>2021 Budget</th><th>2021 Variance</th><th>%</th><th></th></tr>
<tr><td>213,058</td><td>255,667</td><td>-42,609</td><td>-16.7%</td><td>Decrease</td></tr>
</table>
<table>
<tr><th>2021 Actual</th><th>2022 Budget</th><th>2021 Variance</th><th>%</th><th></th></tr>
<tr><td>187,529</td><td>213,058</td><td>25,529</td><td>12.0%</td><td>Increase</td></tr>
</table></td><td></td></tr>
<tr><td>6143000-6146000</td><td>EE Benefits</td><td>The 2022 budget for group health plans includes Medical, Dental, Vision, and Life Insurance. The assumptions for 2022 are a 17% increase in current actual rates for the medical plans and 0% for all other plans. The 2022 budget is based on the actual 2021 participation and estimated future participation for 2022 new hires. These total combined benefits show an overall 5.2% or $52.5K increase over the 2021 budget.</td><td></td></tr>
<tr><td>6211000</td><td>Continuing Education</td><td>$500 are set aside for training and education.</td><td></td></tr>
</table>

GOLDEN RAIN FOUNDATION
2022 BUDGET ASSUMPTIONS
Trust Property Labor – CC575

6212000	Employee Exams	No funds are budgeted for 2022.	
6215000	Mileage	Funds are budgeted for mileage/fuel reimbursement for (5) Service Maintenance Techs.	
6217000	Uniforms & Laundry	Funds are budgeted for uniforms for four (5) service maintenance staff. The cost for service is $7.50 per person per week. Funds are also added for possible replacement due to damaged and lost items.	
6410000	Office Supplies	No funds were budgeted for 2021.	
6410015 (64104)	Computer Supplies	Computer supplies are for office computers.	

Golden Rain Foundation
2022 Proposed Operating Budget - Cost Center 670 - Physical Properties (Draft)
Data as of June 30, 2021

(A)	(B)	(D)	(E)	(D) - (E)		(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2022 Total	2021 Budget	$ Change	% Change	2021 YTD Actual	2021 Projected	$ Change	2021 Annualized	$ Change	2020 Actual	$ Change
	Expenses - Physical Properties											
6100000 670	Salaries & Wages - Physical Properties	1,042,835	1,004,553	38,282	3.8%	489,046	997,096	45,739	978,092	64,743	943,103	99,732
6140000 670	Employment Taxes - Physical Properties	78,257	75,422	2,835	3.8%	38,486	74,772	3,485	76,973	1,284	70,339	7,918
6142000 670	Workers' Compensation - Physical Properties	30,740	37,103	(6,363)	-17.1%	15,069	28,280	2,460	30,137	603	29,494	1,246
6143000 670	Group Insurance - Medical - Physical Properti	132,972	133,848	(876)	-0.7%	55,220	122,144	10,828	110,440	22,532	107,365	25,607
6143300 670	Group Insurance - Dental - Physical Propertie	1,944	2,724	(780)	-28.6%	2,228	3,590	(1,646)	4,455	(2,511)	4,225	(2,281)
6143500 670	Group Insurance - Vision - Physical Propertie	1,404	1,620	(216)	-13.3%	720	1,530	(126)	1,439	(35)	1,612	(208)
6144000 670	401(k) Match - Physical Properties	25,984	17,250	8,734	50.6%	9,383	18,107	7,877	18,766	7,218	18,905	7,079
6145000 670	Group Insurance - Life - Physical Properties	4,440	4,944	(504)	-10.2%	1,881	4,353	87	3,762	678	3,937	503
6146000 670	Long Term Disability Insurance - Physical Pro	5,172	5,772	(600)	-10.4%	1,794	4,680	492	3,588	1,584	3,579	1,593
	Total Wages & Benefits	**1,323,748**	**1,283,236**	**40,512**	**3.2%**	**613,827**	**1,254,552**	**69,196**	**1,227,652**	**96,096**	**1,182,559**	**141,189**
6211000 670	Continuing Education - Physical Properties	2,502	1,750	752	43.0%	0	875	1,627	0	2,502	194	2,308
6214000 670	Meals & Special Events - Physical Properties	120	120	0	0.0%	44	104	16	88	32	0	120
6215000 670	Mileage - Physical Properties	4,080	4,242	(162)	-3.8%	1,312	3,436	644	2,624	1,456	2,088	1,992
6217000 670	Uniforms & Laundry - Physical Properties	2,400	2,400	0	0.0%	1,109	2,309	91	2,219	181	3,338	(938)
6410000 670	Office Supplies - Physical Properties	3,360	3,570	(210)	-5.9%	1,925	3,713	(353)	3,851	(491)	4,259	(899)
6410005 670	Building Supplies - Physical Properties	120	120	0	0.0%	0	60	60	0	120	0	120
6410010 670	Hospitality - Physical Properties	2,892	2,895	(3)	-0.1%	1,578	3,027	(135)	3,155	(263)	2,892	0
6410015 670	Computer Supplies - Physical Properties	600	840	(240)	-28.6%	17	437	163	34	566	537	63
6410020 670	Equipment Expense - Physical Properties	2,400	2,500	(100)	-4.0%	121	1,373	1,027	242	2,158	4,570	(2,170)
6410025 670	Lunch Room Supplies - Physical Properties	120	120	0	0.0%	23	83	37	46	74	41	79
6410030 670	Printer / Copier Supplies - Physical Properti	5,160	5,246	(86)	-1.6%	2,099	4,723	437	4,199	961	5,030	130
6422000 670	Telephone - Physical Properties	4,100	4,740	(640)	-13.5%	1,704	3,864	236	3,408	692	5,227	(1,127)
6435100 670	Bank Service Fees - Physical Properties	4,200	3,530	670	19.0%	2,254	4,026	174	4,507	(307)	3,709	491
6444000 670	Equipment Rental - Physical Properties	3,204	3,236	(32)	-1.0%	1,598	3,234	(30)	3,196	8	3,138	66
6472000 670	Equipment Repair & Maintenance - Physical Pro	2,400	2,047	353	17.2%	1,316	2,337	63	2,633	(233)	3,048	(648)
6478000 670	Service Contracts - Physical Properties	600	722	(122)	-16.9%	100	462	138	200	400	538	62
6481000 670	Computer Maintenance & Software - Physical Pr	900	305	595	195.1%	99	159	741	198	702	180	720
6482000 670	Dues, Memberships & Books - Physical Properti	825	365	460	126.0%	264	464	361	528	297	264	561
	Total Operating Expenses	**39,983**	**38,748**	**1,235**	**3.2%**	**15,563**	**34,686**	**5,297**	**31,128**	**8,855**	**39,053**	**930**
	Total Cost Center Expenses	**1,363,731**	**1,321,984**	**41,747**	**3.2%**	**629,390**	**1,289,238**	**74,493**	**1,258,780**	**104,951**	**1,221,612**	**142,119**
	Other Cost Recovery											
5380700 670	Permit Income - Physical Properties	144,000	123,000	21,000	17.1%	79,962	141,462	2,538	159,923	(15,923)	122,400	21,600

Golden Rain Foundation
2022 Proposed Operating Budget - Cost Center 670 - Physical Properties (Draft)
Data as of June 30, 2021

(A)	(B)	(D)	(E)	(D) - (E)		(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2022 Total	2021 Budget	$ Change	% Change	2021 YTD Actual	2021 Projected	$ Change	2021 Annualized	$ Change	2020 Actual	$ Change
5380701 670	Parking Spot Rental Income - Physical Propert	18,000	18,000	0	0.0%	9,000	18,000	0	18,000	0	17,700	300
5385000 670	Other Income - Physical Properties	0	0	0	0.0%	1,320	1,320	(1,320)	2,640	(2,640)	1,305	(1,305)
5611000 670	Late Charges - Physical Properties	0	0	0	0.0%	40	40	(40)	80	(80)	130	(130)
	Total Other Cost Recovery	**162,000**	**141,000**	**21,000**	**14.9%**	**90,322**	**160,822**	**1,178**	**180,643**	**(18,643)**	**141,535**	**20,465**
5330000 670	**Income from / (Refund to) Mutuals**	**1,201,731**	**1,180,984**	**20,747**	**1.8%**	**590,461**	**1,180,984**	**20,747**	**1,180,922**	**20,809**	**1,167,711**	**34,020**
	Total Cost Recovery	**1,363,731**	**1,321,984**	**41,747**		**680,783**	**1,341,806**	**21,925**	**1,361,565**	**2,166**	**1,309,246**	**54,485**
	Net Income / (Expense)	**0**	**0**	**0**		**51,393**	**52,568**	**(52,568)**	**102,785**	**(102,785)**	**87,634**	**(87,634)**
	PAPM	**15.16**	**14.89**	**0.27**								
	FTE	**15.30**	**15.25**	**0.05**								

GOLDEN RAIN FOUNDATION
2022 BUDGET ASSUMPTIONS
Physical Properties – CC670

<table>
<tr><th>GL CODE</th><th>LINE ITEM</th><th>DESCRIPTION</th><th>EXHIBITS</th></tr>
<tr><td>6100000</td><td>Salaries & Wages</td><td>Total FTEs for 2021 was increased by .05 due to an increase in scheduling a part-time position. The 2022 budget assumptions also include any pay increases during 2021 that were not included in the 2021 budget plus a pay for performance allowance of 2.65% for 2022.</td><td></td></tr>
<tr><td>6140000</td><td>Payroll Taxes</td><td>Calculations are based on the current rates established by Federal and State statutes. 2021 and estimated 2022 rates are listed below.
<table>
<tr><th></th><th>2022</th><th>2021</th></tr>
<tr><td>SS Max Salary</td><td>$142,800</td><td>$137,700</td></tr>
<tr><td>SS Rate</td><td>6.20%</td><td>6.20%</td></tr>
<tr><td>Medicare Rate</td><td>1.45%</td><td>1.45%</td></tr>
<tr><td>SS & Med. Rate</td><td>7.65%</td><td>7.65%</td></tr>
<tr><td>UI Max Salary</td><td>$7,000</td><td>$7,000</td></tr>
<tr><td>UI State</td><td>2.40%</td><td>2.70%</td></tr>
<tr><td>UI Fed</td><td>0.60%</td><td>0.60%</td></tr>
<tr><td>UI Total</td><td>3.00%</td><td>3.30%</td></tr>
<tr><td>UI Max Total</td><td>$210</td><td>$231</td></tr>
</table></td><td></td></tr>
<tr><td>61420000</td><td>Workers Comp Insurance</td><td>Workers' Compensation Insurance premiums are calculated according to how employees are classified (with regards to the specific type of work they perform) and the rate assigned to each classification type. These rates are based on the degree of physical activities associated with each position. Certain positions require more physical activities, such as Building Inspectors, Service Maintenance Staff and Security Department have a higher rate compared to office staff positions that require a lesser degree of physical activity. As such, some cost center budgets will show a different percentage compared to other cost centers. The 2022 overall budget is based on an assumed 9% increase over the 2021 actual premiums:
<table>
<tr><th>2021 Actual</th><th>2021 Budget</th><th>2021 Variance</th><th>%</th><th></th></tr>
<tr><td>187,529</td><td>255,667</td><td>68,138</td><td>26.7%</td><td>Favorable</td></tr>
</table>
<table>
<tr><th>2022 Budget</th><th>2021 Budget</th><th>2021 Variance</th><th>%</th><th></th></tr>
<tr><td>213,058</td><td>255,667</td><td>-42,609</td><td>-16.7%</td><td>Decrease</td></tr>
</table>
<table>
<tr><th>2021 Actual</th><th>2022 Budget</th><th>2021 Variance</th><th>%</th><th></th></tr>
<tr><td>187,529</td><td>213,058</td><td>25,529</td><td>12.0%</td><td>Increase</td></tr>
</table></td><td></td></tr>
<tr><td>6143000-6146000</td><td>EE Benefits</td><td>The 2022 budget for group health plans includes Medical, Dental, Vision, and Life Insurance. The assumptions for 2022 are a 17% increase in current actual rates for the medical plans and 0% for all other plans. The 2022 budget is based on the actual 2021 participation and estimated future participation for 2022 new hires. These total combined benefits show an overall 5.2% or $52.5K increase over the 2021 budget.</td><td></td></tr>
<tr><td>6211000</td><td>Continuing Education</td><td>Funds are budgeted for training to keep Building Inspectors ICC Certifications up to date and any other training that could be needed. Three staff certificates are due to expire in 2022 and one</td><td></td></tr>
</table>

		new inspector needs certification. Funds are also used for continuing education with CAI for management $1,000 for two training classes. The actual cost for the certificate has been moved to GL- 6482000 for 2022	
6214000	Meals & Special Events	Meals during training sessions.	
6215000	Mileage	The 2021 budget reflects off-site travels and staff called in for an emergency plus $3,750 board-approved benefit.	
6217000	Uniforms and Laundry	2022 budget includes uniform shirts for 9 staff members extras include replacement garment	
6410000	Office Supplies	Funds are budgeted for the day-to-day operations of the Physical Property Office. Some of these items include, notebooks, writing utensils forms etc.	
6410005	Building Supplies	Funds are budgeted for minor interior items for the Physical Properties department	
6410010	Hospitality	Coffee, tea supplies for office staff and for all conference rooms in building 5.	
6410015	Computer Supplies	Computer supplies for 13 desk top computers.	
6410020	Equipment Expense	Testing tools and supplies used for the inspections of the property. Examples are radios, water testing equipment, coveralls, gloves, flashlights, desk chairs and ladders.	
6410025	Lunch Room Supplies	Lunchroom supplies include dish soap, plates, bowls, and plastic ware.	
6410030	Printer/Copier Supplies	Toner, Ink, Copy Paper	
6422000	Telephone	Expenses cover monthly services of 10 cell phones (one for each inspector + manager) @ $30 per month per person. Also included is reimbursement for Department Director's personal cell phone at $50.00 per month.	
6435100	Bank Service Fees	Budgeted funds are to cover credit card fees for payments on permits and parking spot rentals from contract vendors. The 2021 budget is based current trends.	
6444000	Equipment Rental	Annual rental expense for one Kyocera copier machine for 2021 budget is $3,236. The current Kyocera lease expires June 2024 and includes maintenance fees as determined by the average print volume on the prior Konica machine. The 2021 budget includes a 5% increase in April. The prior Konica contract billed the leasing and maintenance fees separately. The Kyocera contract expires on 6/30/2024.	
6472000	Equip. Repair & Maintenance	Funds are budgeted for repairs to department vehicles, test equipment radios, etc.	
6478000	Service Contracts	Funds are budgeted for usage expenses for one copy machine.	
6481000	Computer Maintenance & Software	For 2021, the only charge to this expense line has been $16.49 per month for Priscilla's Zoom application.$40.00 per month addition for Hello sign for Permit and Escrow Tech.	
6482000	Dues Memberships & Books	Funds are budgeted for updates to Building Code books, CMCA cert ($200) and Community Associated Institute membership ($165) 3 Inspectors IIC Certification's ($465) this item is added for 2022	

5380700	Permit Income	A 1% permit fee is collected at the time a permit is issued for building modifications.	
5380701	Parking Spot Rental	Rental of parking to contractors 15 spaces @ $100 per month.	

Golden Rain Foundation
2022 Proposed Operating Budget - Cost Center 679 - Community Facilities (Draft)
Data as of June 30, 2021

(A)	(B)	(D)	(E)	(D) - (E)		(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2022 Total	2021 Budget	$ Change	% Change	2021 YTD Actual	2021 Projected	$ Change	2021 Annualized	$ Change	2020 Actual	$ Change
	Expenses - Community Facilities											
6410000 679	Materials & Supplies - Community Facilities	0	0	0	0.0%	0	0	0	0	0	187	(187)
6410005 679	Building Supplies - Community Facilities	6,000	4,500	1,500	33.3%	3,432	5,682	318	6,863	(863)	4,836	1,164
6410020 679	Equipment Expense - Community Facilities	2,700	600	2,100	350.0%	187	487	2,213	373	2,327	2,469	231
6420100 679	Electricity - Community Facilities	58,210	58,210	0	0.0%	31,185	59,113	(903)	62,371	(4,161)	51,303	6,907
6422000 679	Telephone - Community Facilities	8,623	8,879	(256)	-2.9%	4,496	8,936	(313)	8,993	(370)	10,552	(1,929)
6424100 679	Trash - Community Facilities	134,400	112,588	21,812	19.4%	80,690	136,986	(2,586)	161,380	(26,980)	121,268	13,132
6444000 679	Equipment Rental - Community Facilities	0	0	0	0.0%	0	0	0	0	0	2	(2)
6471000 679	Building Repair & Maintenance - Community Fac	3,000	3,000	0	0.0%	656	2,156	844	1,313	1,687	1,110	1,890
6472000 679	Equipment Repair & Maintenance - Community Fa	14,400	10,500	3,900	37.1%	8,514	13,764	636	17,028	(2,628)	27,936	(13,536)
6473000 679	Hazardous Waste Disposal - Community Faciliti	6,000	4,800	1,200	25.0%	3,491	5,891	109	6,983	(983)	7,383	(1,383)
6476000 679	Sewer Maintenance - Community Facilities	47,000	43,177	3,823	8.9%	0	38,177	8,823	0	47,000	54,306	(7,306)
6476500 679	Street Repair & Maintenance - Community Facil	30,000	30,000	0	0.0%	6,258	21,258	8,742	12,515	17,485	18,760	11,240
6477210 679	Pest Control - Community Facilities	6,094	5,215	879	16.9%	3,300	7,063	(969)	6,600	(506)	6,296	(202)
6478000 679	Service Contracts - Community Facilities	2,640	2,100	540	25.7%	1,023	2,073	567	2,046	594	3,187	(547)
6483000 679	Propane - Community Facilities	120	120	0	0.0%	0	120	0	0	120	0	120
6484000 679	Permits & Licenses - Community Facilities	7,557	6,689	868	13.0%	2,563	6,324	1,233	5,126	2,431	8,850	(1,293)
6491000 679	Miscellaneous Writeoffs - Community Facilities	0	0	0	0.0%	1,540	1,540	(1,540)	3,080	(3,080)	979	(979)
6731000 679	Property & Liability Insurance - Community Fa	104,977	93,467	11,510	12.3%	52,200	87,249	17,728	104,400	577	75,539	29,438
	Total Operating Expenses	**431,721**	**383,845**	**47,876**	**12.5%**	**199,535**	**396,819**	**34,902**	**399,071**	**32,650**	**394,963**	**36,758**
	Total Cost Center Expenses	**431,721**	**383,845**	**47,876**	**12.5%**	**199,535**	**396,819**	**34,902**	**399,071**	**32,650**	**394,963**	**36,758**
	Other Cost Recovery											
5380790 679	Recycling Income - Community Facilities	0	0	0	0.0%	560	560	(560)	1,120	(1,120)	1,420	(1,420)
5385000 679	Other Income - Community Facilities	0	0	0	0.0%	1,200	1,200	(1,200)	2,400	(2,400)	0	0
5413100 679	Gain / Loss on Equipment - Community Facilities	0	0	0	0.0%	0	0	0	0	0	(26,665)	26,665
	Total Other Cost Recovery	**0**	**0**	**0**	**0.0%**	**1,760**	**1,760**	**(1,760)**	**3,520**	**(3,520)**	**(25,245)**	**25,245**
5330000 679	**Income from / (Refund to) Mutuals**	**431,721**	**383,845**	**47,876**	**12.5%**	**191,922**	**383,845**	**47,876**	**383,844**	**47,877**	**381,750**	**49,971**
	Total Cost Recovery	**431,721**	**383,845**	**47,876**		**193,682**	**385,605**	**46,116**	**387,364**	**44,357**	**356,505**	**75,216**
	Net Income / (Expense)	**0**	**0**	**0**		**(5,853)**	**(11,214)**	**11,214**	**(11,707)**	**11,707**	**(38,458)**	**38,458**
	PAPM	**5.44**	**4.84**	**0.60**								

GOLDEN RAIN FOUNDATION
2022 BUDGET ASSUMPTIONS
Community Facilities – CC679

GL CODE	LINE ITEM	DESCRIPTION	EXHIBITS
6410000	Materials & Supplies	No funds have been budgeted in 2022.	
6410005	Building Supplies	Materials are used to maintain trust property. These items include but not limited to bus benches, signage, barricades, fence material, and. traffic paint	
6410020	Equipment Expense	Miscellaneous small equipment used in Community Facilities, such as cameras, umbrellas, flags, etc.	
6420100	Electricity	The 2022 budget is based on pre-COVID-19 trends resulting in an overall increase of 3.57% over the 2021 budget.	
6422000	Telephone	Funds are budgeted for the following: 911 Line @ CH2 1,145 911 Line @ Mission Park (button) 516 Internet Service @ CH1 & Resales 1,012 CH2 Pump Line 584 Internet Service @ CH6 1,456 Amphitheater Pump Line 888 Internet Service @ Bldg 5 (Public) 1,224 Internet Service @ Amph. (Video Producers) 1,063 Internet Service @ CH2 735 $8,623 The 2022 budget incorporates a 2% increase over the past 6 months of actual expense.	
6424100	Trash	Effective August 1, 2021 there will be a rate increase for trash, green waste and recycling services. The adjustment is made up of the change in the Consumer Price Index (CPI) and the change in disposal costs. An estimate of 5% of the assumed cost is included in the 2022 proposed budget. The CalMet contract expires 7/31/2022.	
6471000	Building Repair & Maintenance	Funds are budgeted for the repair and maintenance of Trust Property not associated with a specific Cost Center, for example, parking lots, trust streets, etc..	
6472000	Equipment Repair & Maintenance	Funds are budgeted for the repair and maintenance of Trust Property not associated with a specific Cost Center, for example, gas and oil tanks, Globe, car wash equipment, backflow testing and repair etc.	
6473000	Hazardous Waste Disposal	Funds are budgeted for the disposal of lighting ballasts light tubes, asbestos materials, junk tire disposal, waste oil disposal, waste antifreeze disposal, used and drained oil filters, and disposal of oil absorbent.	
6476000	Sewer Maintenance	Funds are budgeted for contracted services to maintain the community sewer system and for unexpected repairs. The current contract cost is $36,907. Extras are estimated at $10,000	
6476500	Street Repair & Maintenance	Funds are budgeted for minor repairs to Trust Streets and shared cost with the Mutuals for sidewalk and gutter repairs.	
6477210	Pest Control	Funds are budgeted for Pest Control annual termite contract, for Jan-May $1,012 June to dec $1,488 and goffer control $200 per month, and $1200 estimate for unforeseen issues	
6478000	Service Contracts	Funds are budgeted for, Fuel System Monitoring $1,740, Traffic Light Maintenance $900 For 2021, fire extinguisher servicing was removed from this CC because the cost is allocated to other cost centers.	
6483000	Propane	Budgeted funds will be used to fuel a backup generator located near Clubhouse Two used for the sewer pump lift station.	

GOLDEN RAIN FOUNDATION
2022 BUDGET ASSUMPTIONS
Community Facilities – CC679

<table>
<tr>
<td>6484000</td>
<td>Permits & Licenses</td>
<td>
<table>
<tr><th>Payable to:</th><th>for:</th><th>Amount</th><th>Date</th></tr>
<tr><td>California Department of Tax and Fee Adminuistration (CDTFA)</td><td>Underground Storage Tank Maintenance</td><td>$ 409.00</td><td>2/23/2021</td></tr>
<tr><td>OC Health Care Agency</td><td>Underground Storage Tank, Hazardouse Waste Generator</td><td>$ 2,182.00</td><td>9/7/2020</td></tr>
<tr><td>JDS Tank Testing & Repair, Inc.</td><td>Tri-Annual overfill prevention test & submitted reports to Regulatory Agency</td><td>$ 1,160.00</td><td>12/27/2020</td></tr>
<tr><td>JDS Tank Testing & Repair, Inc.</td><td>Performed Tri-Annual UST SB989 test</td><td>$ 1,195.00</td><td>12/27/2020</td></tr>
<tr><td>California Department of Tax and Fee Adminuistration (CDTFA)</td><td>special taxes and fees</td><td>$ 1,227.00</td><td>3/1/2021</td></tr>
<tr><td>JDS Tank Testing & Repair, Inc.</td><td>Annual Rule 461 AQMD Vapor Test</td><td>$ 700.00</td><td>3/17/2021</td></tr>
<tr><td>City of Seal Beach</td><td>Fire Sprinklers</td><td>$ 681.00</td><td>8/31/2020</td></tr>
</table>
TOTAL: $ 7,554.00

County of Orange Tax ID# 95-6000928
<table>
<tr><th>A/R #</th><th>Facility #</th><th>Invoice Date</th><th>Due Date</th><th>IN#</th></tr>
<tr><td>AR1327333</td><td>FA0024370</td><td>08/03/2019</td><td>09/03/2019</td><td>IN1187646</td></tr>
</table>
<table>
<tr><th>Date</th><th>PE</th><th>Related PE</th><th>Program #</th><th>Site ID</th><th>Description</th><th>Amount</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td>PRIOR PERIOD OUTSTANDING BALANCE (AR1327333)</td><td>$0.00</td></tr>
<tr><td>08/03/2019</td><td>6210</td><td>6210</td><td></td><td></td><td>CUPA - STATE SERVICE CHARGE BASE FEE</td><td>$49.00</td></tr>
<tr><td>08/03/2019</td><td>7008</td><td>7008</td><td>PR0024331</td><td></td><td>UST STATE SURCHARGE</td><td>$40.00</td></tr>
<tr><td>08/03/2019</td><td>7095</td><td>7095</td><td>PR0024331</td><td></td><td>UNDERGROUND STORAGE TANK (PR)</td><td>$1,150.00</td></tr>
<tr><td>08/03/2019</td><td>5113</td><td>5113</td><td>PR0025071</td><td></td><td>HAZARDOUS WASTE GENERATOR 26-50 EMPLOYEES</td><td>$737.00</td></tr>
<tr><td>08/03/2019</td><td>5801</td><td>5801</td><td>PR0089316</td><td></td><td>HAZ MAT DISCLOSURE 1-4 CHEMICALS</td><td>$140.00</td></tr>
</table>
BILLING PERIOD 07/01/19-06/30/20 6484000-679 Total Due : $2,116.00
<table>
<tr><th>Type</th><th>Reference</th><th>Description</th><th>Date</th><th>Amount</th></tr>
<tr><td></td><td></td><td>Beginning Balance</td><td>03/01/2020</td><td>.00</td></tr>
<tr><td>AVC</td><td>00074536</td><td>City of Seal Beach</td><td>03/10/2020</td><td>113.42</td></tr>
<tr><td>AVC</td><td>00074936</td><td>JDS Tank Testing & R</td><td>03/18/2020</td><td>180.00</td></tr>
<tr><td>AVC</td><td>00074949</td><td>Orange County Fire A</td><td>03/18/2020</td><td>204.00</td></tr>
<tr><td>AVC</td><td>00075334</td><td>JDS Tank Testing & R</td><td>03/30/2020</td><td>700.00</td></tr>
</table>
</td>
<td></td>
</tr>
<tr>
<td>6731000</td>
<td>Property and Liability Insurance</td>
<td>Funds are budgeted to cover the cost of property and liability insurance. 2022 estimates are based on a 25% increase in premiums over the current policy period. Budget assumptions will be approved by the Finance Committee.</td>
<td></td>
</tr>
<tr>
<td>5380790</td>
<td>Recycle Income</td>
<td>This line item records income received from the sale of scrap metal. No funds were budgeted for 2022.</td>
<td></td>
</tr>
</table>

Golden Rain Foundation Golden Rain Foundation Leisure World, Seal Beach

COMMITTEE ACTION REQUEST

TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, FACILITIES DIRECTOR
SUBJECT: REPAIR, SLURRY, AND RE-STRIPING OF THE PARKING LOTS, AT THE ADMINISTRATION BUILDING, BUILDING FIVE AND CLUBHOUSES ONE AND SIX
DATE: JULY 28, 2021
CC: FILE

Repair, slurry, and re-striping of the Parking Lots at the Administration Building, Building Five and Clubhouses One and Six are scheduled for 2021 in the Reserve Study (see exhibit A). Costs for this task is as follows:

MJ Jurado	$87,985
Black Rock Construction	$105,187

At the July 27, 2021, GRF Board meeting, the Board agreed to send this item back to committee to investigate the possibility of replacing the asphalt at the Clubhouse One, Parking Lot with concrete. The additional cost for this is:

Concrete complete replacement -	$142,975
Asphalt grind and over lay-	$51,603
Cost difference to upgrade to concrete -	$ 91,372

I move to recommend the GRF Board award a contract to MJ Jurado, for the repair, slurry, and re-striping of the Administration Building, Building Five and Clubhouse Six Parking Lots: $36,382, and replacing the asphalt with concrete at Clubhouse One Parking Lot: $142,975, adding $14,000 in contingencies, for a total cost not to exceed $193,457, Reserve funds, after review by the Finance Committee.

№ 2115

MJ JURADO INC.

General Engineering Contractor
Lic#950958 CL#A

8131 Electric Ave. • Stanton, CA 90680
Tel: 714-397-0143 • Fax: 714-827-2110
State Contractor's License #987670 - A

BID PROPOSAL and CONTRACT

Job# _____

Date JULY 27, 2021

Bid to GOLDEN RAIN FOUNDATION

Location CLUB HOUSE / PARKING LOT.

Owner/Dev _____

We promise to furnish you labor and materials as noted below at the unit prices shown for the construction of

Item No	Quantity	Type or Description	Unit Price	Total
	16,340	REMOVE EXISTING ASPHALT & CONSTRUCT NEW 6" CONCRETE WITH #4 REBAR 24" ON CENTER	8.75	142,975.00

PRICES BASED ON _____ SACK TYPE _____ CONCRETE _____ VALID TO _____

TOTAL 142,975.00

ACCEPTED:

_____ Buyer

_____ Date

By MICHAEL J. JURADO

№ 2087

MJ JURADO INC.

General Engineering Contractor
Lic#950958 CL#A

8131 Electric Ave. • Stanton, CA 90680
Tel: 714-397-0143 • Fax: 714-827-2110
State Contractor's License #987670 - A

BID PROPOSAL and CONTRACT

Job# SLURRY & STRIPE

Date MAY 10, 2021

Bid to G.R.F.
MARK WEAVER.

Location ADMINISTRATION PARKING LOT
CLUB HOUSE 5+6 PARKING LOT

Owner/Dev

We promise to furnish you labor and materials as noted below at the unit prices shown for the construction of

Item No	Quantity	Type or Description	Unit Price		Total	
	90956#	SLURRY & RESTRIPE		.40¢	$36382.	40
		CRACK FILL				

PRICES BASED ON SACK TYPE CONCRETE VALID TO

TOTAL	$ 36382.	40

Project Total - $179,457

COMMITTEE ACTION REQUEST

TO: PHYSICAL PROPERTY COMMITTEE
FROM: MARK WEAVER, FACILITIES DIRECTOR
SUBJECT: CONTRACTORS OF RECORD
DATE: JULY 29, 2021
CC: FILE

To streamline the bidding process, it has been suggested to approve Contractors of Record for a one-year term. The following contractors have been awarded contracts in the past, with their low bids. They have agreed to honor the same cost as previously submitted.

I move to recommend the GRF Board approve the Contractors of Record, for a one-year term:

MJ Jurado Inc.
Custom Glass
Greenwood Heating and Air, Inc.
Advance Custom Paint, Inc.
J.C. Kress Construction Inc.
Nu Kote Refinishing
Roxygen Painting Company

MJ JURADO INC.
Lic# 950958
General Engineering Contractor
Ph: (714) 397-0143 Lic.# 987670
Fax: (714) 827-2110

Proposal

Date	Estimate #
7/29/2021	17-0437

ATTN:

Golden Rain Foundation
13533 Seal Beach Blvd.
Seal Beach Ca 90740

Project			
2021-2022 Street Improvements Unit Cost			
Description	Qty	Rate	Total
Concrete Carports - Remove existing Ac Construct 8" Concrete with #4 Rebar 24" O.C. Includes Petro Mat Disposal .	1	11.00	11.00
Remove & Replace Sidewalks - Construct 4" Concrete with #3 Rebar. 3,000 PSI Concrete Per S.F.	1	11.75	11.75
Remove & Replace Curb & Gutter Rolled And A-Curbs - Per L.F.	1	78.00	78.00
Remove & Replace Sidewalk Handicap Ramps ADA Compliance - Per Location	1	2,500.00	2,500.00
Remove & Replace Concrete Patio- Construct 4" Concrete with Acid Wash Finish Per S.F.	1	14.75	14.75
Grind & Overlay 2" Asphalt Throughout GRF Roads Per S.F.	1	2.15	2.15
Slurry Seal Coat & Striping 2 Coats Type II Road Slurry & Crackfill Per S.F.	1	0.80	0.80
Curb Striping Per L.F.	1	0.90	0.90
Paint & Striping - Stops , Arrows, One Way Signs. Stop Bars , Per Location	1	225.00	225.00
Sand Blasting Concrete paint - per L.F.	1	3.00	3.00
Storm Drain 4" SDR 35 Excavate & Place - Per L.F. Backfill & Compact .	1	45.00	45.00
Storm Drain 6" SDR 35 Excavate & Place - Per L.F. Backfill & Compact .	1	50.00	50.00
12x 12 Catch Basins Per 1 Each , Includes Concrete catch basin & grate	1	350.00	350.00
Site Work		0.00	0.00
Asphalt - Remove & Replace 4" Asphalt Includes Sawcutting - Per S.F. & Trench Patching	1	5.50	5.50
Parking Lot Paving - 2" Grind & Overlay 100 S.F. - 1000 S.F. $6.00 Per S.F.	1	6.80	6.80

*Exclusions: Demo grading, water, permits, surveys, approved plans, soils tech, inspections, underground utilities that may be damaged during excavation, all work or items furnished by others.

We can schedule this work to meet your production requirements. Thank you for your consideration. We trust we can be of service.
Michael J. Jurado

Total

Approved By: _____ Date: _____

MJ JURADO INC.
Lic# 960958
General Engineering Contractor
Ph: (714) 397-0143 Lic.# 987670
Fax: (714) 827-2110

Proposal

Date	Estimate #
7/29/2021	17-0437

ATTN:

Golden Rain Foundation
13533 Seal Beach Blvd.
Seal Beach Ca 90740

Project

2021-2022 Street Improvements Unit Cost

Description	Qty	Rate	Total
Parking Lot Paving - 2" Grind & Overlay 1000 S.F. - 2000 S.F. $4.75 Per S.F.		0.00	0.00
Parking Lot Paving - 2" Grind & Overlay 2000 S.F. - 10,000 S.F. $3.65 Per S.F.		0.00	0.00

*Exclusions: Demo grading, water, permits, surveys, approved plans, soils tech, inspections, underground utilities that may be damaged during excavation, all work or items furnished by others.

We can schedule this work to meet your production requirements. Thank you for your consideration. We trust we can be of service.
Michael J. Jurado

Total $3,304.65

Approved By: _____ Date: _____

CUSTOM GLASS

10541 CHESTNUT STREET
LOS ALAMITOS, CA 90720
562 884-0922

PRICE LIST

EFFECTIVE AUGUST 1, 2021

SHOWER ENCLOSURES

MUTUALS 1-14, & 16	$745.00
MUTUALS 1-14, 16 & 15 BACK BATH (CUT-DOWN ENCLOSURE)	$910.00
MUTUAL 15 FRONT BATH	$900.00
MUTUAL 15 BACK BATH (TUB ENCLSOURE)	$510.00

GLASS REPLACEMENT

MUTUALS 1-14, & 16		
	SHOWER DOORS	$125.00
	END PANEL & TRACK	$125.00
MUTUAL 15		
	FRONT BATH DOOR	$155.00
	SIDELITE	$105.00
	RETURN PANEL	$165.00

MIRRORS

MUTUALS 1-14, & 16		$170.00
MUTUAL 15	FRONT BATH	$200.00
	BACK BATH	$160.00

Joshua 1:7-9

GREENWOOD
HEATING & AIR, INC.

www.GreenwoodAC.com

July 22, 2021

To: Golden Rain Foundation

From: Greenwood Heating & Air Inc.

For your information:

Hourly rate for service calls are $80/hr plus parts and supplies ($80 / hr is also the senior discount given to LW homeowners)

D Franco

Owner/Manager

Dennell Franco

8940 Electric Street • Cypress, California 90630 • (714) 821-7070 • Fax (714) 821-0338
Lic. #945655

Advance Custom Paint, Inc.

Juan Herrera
11710 Ryerson Ave
Downey, CA 90241
Phone: (562) 706-8305
Lic. # 888003

Date
07/25/21

Effective 7/26/21

Services provided to The Golden Rain Foundation and Mutual 1-17 will be billed at $45.00 an hour

RECEIVED
JUL 23 2021
Community Facilities

J.C. KRESS CONSTRUCTION
(562) 430-9380
(714) 282-0559
Lic. 525989

To: Physical Properties

Seal Beach, Ca. 90740

Date: 2-19-2020
Proposal #1
Job: skylight repairs

Scope of Work:
Skylight Replacement cost, all skylights are curb mount bronze frame double dome white over clear acrylic. Prices are subject to change without notice.

Standard size 2x2 Fixed Bronze frame	295.00
2x2 over size Fixed Bronze Frame	335.00
2x2 standard Fixed Mil finish frame	225.00
Standard 2x2 vented	455.00
2x2 vented over size	507.00
2x2 dome replacement if possible	270.00
Standard 30′ x 60″ fixed Double dome	550.00
30″ x 60″ fixed over size Double Dome	675.00
30″ x 60″ Fixed single dome	475.00
30″ x 60″ Fixed single dome over size	525.00
Standard 30″ x 60″ vented	925.00

J.C. Kress Construction Inc.
1394 Scotch Circle, Placentia, California 92870 • O(714) 282-0559
Cell (714) 822-5000
email jckressc@gmail.com

30" x 60" vented over size	1,100.00
30" x 60" Dome replacement only if possible Double dome	520.00
30" x 60" single Dome replacement only	355.00

Prices do not include any other repairs needed, flashing, lenses, drywall repair etc. excludes any permits or permit fees if required.
No Warranty on dome replacements, 1 year warranty on skylight replacement.

J.C. Kress Construction Inc.
1394 Scotch Circle, Placentia, California 92870 • O(714) 282-0559
Cell (714) 822-5000
email jckressc@gmail.com

Nu-Kote Refinishing
Price List
(Effective 8/1/2021)

Pricing for: Refinishing in Mutuals 1-14, 16, 17

Refinishing Fiberglass Shower Complete	$655.00
Refinishing Fiberglass Shower Complete with Ceiling	$745.00
Refinishing Fiberglass Shower Ceiling (After Refinish)	$280.00
Refinishing Shower Pan	$365.00
Refinishing of Shower Floor & Seat	$535.00
Safety Tread	N/C
Safety Tread After Refinish	$275.00

Pricing for: Showers and Tubs in Mutual 15

Refinish Large Fiberglass Bath Tub	$695.00
Refinish Large Fiberglass Bath Tub & Walls	$845.00
Refinish Large Fiberglass Bath Tub, Walls & Ceiling	$895.00
Refinish Large Fiberglass Tub Walls (After Refinish)	$355.00
Refinish Large Fiberglass Tub Ceiling (After Refinish)	$255.00
Refinish Large Fiberglass Shower	$630.00
Refinish Large Fiberglass Shower & Ceiling	$680.00
Refinish Large Fiberglass Shower Ceiling (After Refinish)	$285.00

Pricing For: Sub-Floor in ALL Mutuals

Installation of Semi Sub-Floor	$740.00
Installation of Sub-Floor	$840.00

Pricing For: Reinforcements in ALL Mutuals

Reinforcements of ¼ Wall in Shower	$725.00
Reinforcements of 1/2 Wall in Shower	$840.00
Reinforcements of ¼ Wall plus Shower	$960.00

Pricing For: Refinish of Counter Top in ALL Mutuals

Refinish of Formica Bath Counter top	$475.00
Refinish of Formica Kitchen Counter top	$590.00

Pricing For: General Repairs & Service Calls

Strip Floor	$150.00
Hours(s) of Repairs to fiberglass or Formica	$120.00

Pricing For: Handicap Cut-Out

Cut-Down of fiberglass Bathtub for Easy Entry	$975.00
Cut-Down of Fiberglass Tub/Shower Combo for Easy Entry	$975.00
Remove Shower Doors & fill Holes w/ Respray	$ 55.00
Add a Grab Bar	$ 55.00
Respray Back Wall Only	$465.00
Respray Floor Only	$323.00
Raise Seat (Approximately 7")	$945.00
Remove Seat	$1,130.00
Fiber Kleen Shower	$ 70.00
Spray Metal Trim @ End Wall	$125.00

Individually Scheduled Jobs May Be Subject to a 30% Surcharge

Custom Glass Shower Enclosure Pricing

Standard Stall Shower Enclosure (Mutual 1-14, 16)	$745.00
Standard Stall Shower Enclosure (Mutual 15)	$820.00
EZ Access Shower Enclosure	$900.00
Additional Cost for Rain Glass	$180.00

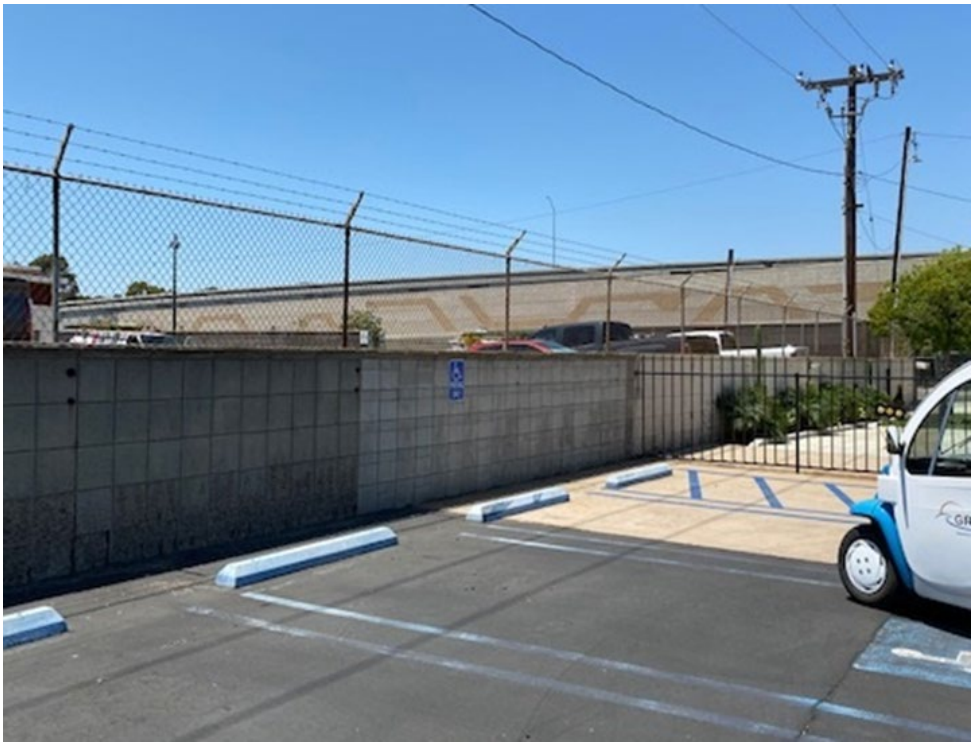
Roxygen Painting Company
License Number 1064939
roxygenpaintingco@gmail.com
m: 714-679-7772

--estimate--

Location:			
Phone:			
Email:			

Details	Price
1 HOUR OF WORK @ $45/HR RATE	$45.00
TOTAL	$45.00

Perimeter Wall Frontier



Perimeter Wall Frontier

AMENDMENT TO CALMET AGREEMENT

This Agreement entered into this 31st day of July 2007, by and between Golden Rain Foundation (hereinafter referred to as "Foundation") and CalMet Services, Inc., formerly Calsan, Inc., (hereinafter referred to as "Contractor"), for amendment of that certain agreement denominated "Agreement Between Golden Rain Foundation and Calsan, Inc. for Exclusive Solid Waste Handling Services" and dated August 1997, between these parties.

WHEREAS, Foundation and Contractor entered into an Exclusive Solid Waste Handling Services Agreement dated August 1997;

WHEREAS, it is the desire of the parties to amend Paragraph 2 of Page 1 of said Agreement;

WHEREAS, it is the desire of the parties to amend Paragraph 1 of Section 6 of said Agreement;

WHEREAS, it is the desire of the parties to amend Paragraph 1(a) of Section 6, Costs and Rate Adjustments of said Agreement;

WHEREAS, it is the desire of the parties to amend Paragraph 1(b) of Section 6, Cost and Rate Adjustments of said Agreement;

WHEREAS, it is the desire of the parties to amend Paragraph 1 of Section 10, Term and Cancellation of said Agreement;

WHEREAS, it is the desire of the parties to amend Paragraph 1 of Section 13, Use by Owner of Contractor's Equipment of said Agreement;

WHEREAS, it is the desire of the parties to amend Paragraph 1 of Section 26, Notices of said Agreement;

NOW THEREFORE, in consideration of the mutual covenants and premises herein contained, the parties agree as follows:

1. That Paragraph 2 of Page 1 of the Agreement of August 1997, between the parties is hereby deleted in its entirety.

In the place and stead of Paragraph 2 of Page 1 of the Agreement hereinabove deleted, there shall be deemed inserted in the agreement the following Paragraph 2, which shall amend the Exclusive Solid Waste Handling Services Agreement. Said paragraph shall read:

"The effective date and time of commencement of the terms and provisions of this contract is 12:01 A.M. Pacific Daylight Time, August 1, 2007. Said contract shall terminate on 12:00 Midnight Pacific Daylight Time, July 31, 2022."

2. That Paragraph 1 of Section 6 of the Agreement of August 1997, between the parties is hereby deleted in its entirety.

In the place and stead of Paragraph 1 of Section 6 of the Agreement hereinabove deleted, there shall be deemed inserted in the agreement the following Paragraph 1, which shall amend the Exclusive Solid Waste Handling Services Agreement. Said paragraph shall read:

"On August 1, 2007, through July 31, 2022, the contract price for furnishing all necessary containers, machinery and equipment for the collection and disposal of garbage and rubbish shall be:"

3. That Paragraph 1(a) of Section 6 of the Agreement of August 1997, between the parties is hereby deleted in its entirety.

In the place and stead of Paragraph 1(a) of Section 6 of the Agreement hereinabove deleted, there shall be deemed inserted in the agreement the following Paragraph 1(a), which shall amend the Exclusive Solid Waste Handling Services Agreement. Said paragraph shall read:

"a. For furnishing all necessary containers, machinery and equipment in the Administrative and Trust Building areas and 6,608 apartments, the sum shall be $6.17 per apartment per month, or a total of approximately $40,771.36 per month."

4. That Paragraph 1(b) of Section 6 of the Agreement of August 1997, between the parties is hereby deleted in its entirety.

In the place and stead of Paragraph 1(b) of Section 6 of the Agreement hereinabove deleted, there shall be deemed inserted in the agreement the following Paragraph 1(b), which shall amend the Exclusive Solid Waste Handling Services Agreement. Said paragraph shall read:

"b. For furnishing forty-yard roll-off containers, as many as deemed necessary, to be located in the 1.8 acres site at Nassau Drive and from time to time in other locations, and which shall be emptied at $396.67 per dumping."

5. That Paragraph 1 of Section 10 of the Agreement of August 1997, between the parties is hereby deleted in its entirety.

In the place and stead of Paragraph 1 of Section 10 of the Agreement hereinabove deleted, there shall be deemed inserted in the agreement the following Paragraph 1, which shall amend the Exclusive Solid Waste Handling Services Agreement. Said paragraph shall read:

"1. The contract shall be for a period of fifteen (15) years, unless sooner terminated as elsewhere hereinbelow provided."

6. That Paragraph 1 of Section 13 of the Agreement of August 1997, between the parties is hereby deleted in its entirety.

In the place and stead of Paragraph 1 of Section 13 of the Agreement hereinabove deleted, there shall be deemed inserted in the agreement the following Paragraph 1, which shall amend the Exclusive Solid Waste Handling Services Agreement. Said paragraph shall read:

> "1. Upon the termination of the Agreement for any reason prior to the end of the contract term of fifteen (15) years, the Foundation, at its option, shall have the exclusive right to use and operate all trucks, trailers and other equipment used by and available to the Contractor in the performance of the work specified in this Agreement. The right of the Foundation to use such equipment shall extend for a period from date of termination to sixty (60) days thereafter. The equipment rental prices to be paid by the Foundation for this period of time shall be a reasonable amount based upon the then current commercial customer rental market rates prevailing in the Los Angeles and Orange County areas for comparable equipment items."

7. That Paragraph 1 of Section 26 of the Agreement of August 1997, between the parties is hereby deleted in its entirety.

In the place and stead of Paragraph 1 of Section 26 of the Agreement hereinabove deleted, there shall be deemed inserted in the agreement the following Paragraph 1, which shall amend the Exclusive Solid Waste Handling Services Agreement. Said paragraph shall read:

> "Notice under and pursuant to the terms and provisions of this contract to be given to Foundation shall be sent to Foundation at P.O. Box 2069, Seal Beach, California, 90740, and to Contractor at 7202 Petterson Lane, Paramount, California 90723."

8. All other provisions of the "Agreement Between Golden Rain Foundation and CalMet, Inc. for Exclusive Solid Waste Handling Services" of July 1997 are ratified.

IN WITNESS WHEREOF, The parties have hereunto set their hands the day and year first above written.

ATTEST:
GOLDEN RAIN FOUNDATION

By: _____ Secretary
Date: 10/2/07

By: _____ President
Date: 10-2-2007

ATTEST:
CALMET SERVICES, INC.

By: _____
BRIANA KNABE
Date: 9.25.07

By: _____
T. PRESIDENT
Date: 9-25-07

(August 07)

Agreement Between
GOLDEN RAIN FOUNDATION
and
CALSAN, INC.
For
Exclusive Solid Waste Handling Services

August 1997

(Foundation's Copy)

AGREEMENT BETWEEN
GOLDEN RAIN FOUNDATION AND CALSAN, INC.
FOR
EXCLUSIVE SOLID WASTE HANDLING SERVICES

THIS AGREEMENT made and executed this 12th day of August 1997, for the effective date as hereinafter provided, by and between GOLDEN RAIN FOUNDATION, a California nonprofit corporation, referred to hereinafter as "Foundation", and CALSAN, INC., a corporation, hereinafter referred to as "Contractor".

The effective date and time of commencement of the terms and provisions of this contract is 12:01 A.M. Pacific Daylight Time, August 1, 1997. Said contract shall terminate on 12:00 Midnight Pacific Daylight Time, July 31, 2007.

1. DESCRIPTION OF WORK

1. The Contractor shall furnish all labor, containers, machinery and equipment necessary for the collection, transportation and disposal of all garbage and rubbish within the Leisure World-Seal Beach housing complex.

2. The Contractor shall provide all labor, containers, machinery and equipment necessary for the collection and transportation of recyclables.

3. The Contractor shall provide all labor, containers, machinery and equipment necessary for the collection and transportation of gardening greenwaste.

4. Upon the placement for collection of such garbage, rubbish, recyclables and gardening greenwaste, the same shall become the property of the Contractor.

2. DEFINITION OF TERMS

1. "City" shall mean and refer to the City of Seal Beach, California.

2. The term "gardening greenwaste" shall include leaves, lawn clippings, shrub trimmings and small tree branches.

3. The word "refuse" is synonymous with solid waste.

4. The work "rubbish" shall include excelsior, wooden ware, printed matter, paper pasteboard, paper containers, rags, straw, discarded clothing, crockery, bottles, metal

vessels, broken concrete, asphalt, refrigerators, ovens, stoves and all solid waste of every character accumulated, except hazardous waste material, within the complex and not covered under "garbage" below.

5. The word "garbage" shall include table refuse and every accumulation of animal, vegetable and other matter that attends preparation, consumption, decay, dealing in or storage of meats, fish, fowl, fruits and vegetable or other food, and shall include all animal and vegetable refuse from kitchens and all household waste from or intended for use as food not disposed of through kitchen disposals. The following are excluded in the term "garbage": Manure, liquids (containerized or not), chemicals, hazardous waste, fuel tanks, mufflers, brake linings, batteries and asbestos. In the event the Contractor determines any substances to fall within the exclusions, Foundation shall be notified within four hours as to the nature of such waste, whether rubbish, garbage or otherwise and the location thereof.

6. The word "recyclables" shall include aluminum, glass, cardboard, tin cans, plastic bottles, newspaper, telephone books, gardening greenwaste and any other recyclable solid wastes.

7. The term "solid waste" shall have the same meaning as set forth in California Public Resources Code Section 40191. Garbage, rubbish, gardening greenwaste and recyclables are components of solid waste.

8. The term "solid waste handling" shall have the same meaning as set forth in California Public Resources Code Section 40195.

3. EQUIPMENT

1. The Contractor shall without additional cost to the Foundation, furnish all containers as hereinafter specified, labor and equipment necessary for the collection of all rubbish, garbage and recyclables. The trucks used for collections shall be late models, totally enclosed except to such extent as necessary to load containers, packer type, with metal beds to prevent any leakage of liquids or loss of solids on the streets, alleys or place of disposal, except at the proper point of disposition.

2. Trucks used for the pickup and disposal of all garbage, rubbish and recyclables shall be maintained in good mechanical condition so as to prevent automotive greases, oil, hydraulic fluids and like from leaking on to the street surfaces. All moving equipment shall have an operator at its control at all times. Trucks shall be flushed with water and shall be deodorized whenever necessary to maintain equipment in a clean and non-offensive condition. All moving equipment shall have identification marks indicating the name of the Contractor and equipment number. Such are to be clear and legible from a reasonable distance. Containers shall be Rite-Way type or equal. See detailed drawings attached.

4. REFUSE/RECYCLING CONTAINERS

1. The type and kind of containers to be supplied by the Contractor and from which the Contractor shall make collections shall be as set forth in the detailed drawings attached to and hereby made a part of this contract. Said containers shall be no less that three hundred fifty-eight (358) in number. The Contractor shall provide a sufficient mix of containers approximately one (1), two (2), and three (3) yards in size, as appropriate to adequately provide for refuse and recyclable disposal by residents of the complex and for the Administration, Health Care Center, Clubhouses, Maintenance Yard and the 1.8 acres site at Nassau Drive. If additional containers prove to be necessary in the judgment of either party to the contract, the Contractor shall provide same without additional cost. The two and three cubic yard containers shall be located in or about the carport areas such as to present both convenience to the users of such disposal facilities and sufficient access for and proximate loading of the disposal trucks.

2. The Contractor shall furnish four (4) forty-yard roll-off containers for gardening and demolition and construction waste to be located at the 1.8 acres site at Nassau Drive. Said roll-off containers shall be emptied promptly on call. The Foundation warrants that such calls shall be made at reasonable times. The Contractor shall provide additional containers or reduce the quantity of containers at the request of the Foundation.

3. The Contractor shall furnish for the collection of source separated recyclables only at no additional cost to the Foundation, one (1) low-boy container at the 1.8 acres site.

5. FREQUENCY OF COLLECTION

1. The Contractor shall collect all garbage and rubbish two (2) times weekly in the areas composed of Leisure World Mutuals Number One (1) through Seventeen (17). The Contractor shall collect all garbage and rubbish daily at the Administration Building, the Health Care Center, the four (4) Clubhouses, and the Maintenance Yard. A diagrammatic map which identifies the areas is attached.

2. The Contractor shall collect all recyclables two (2) times weekly in all areas where recycling bins are located.

3. Holidays - Garbage, rubbish and recyclables shall not be collected on the six (6) major holidays during each year. Said holidays being New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas. In the event a holiday shall fall on a regular collection day, then in that event, Contractor shall collect garbage, rubbish and recyclables on the next succeeding day, except if said day shall be a Sunday, then it shall be the next succeeding day. No collection will be required on Sundays except in cases of emergency and on express direction of the Foundation's Contracting Officer or the Contracting Officer's agent.

4. Maintenance of Schedules - Routes and schedules for collection of garbage, rubbish and recyclables shall be determined by the Contractor subject to the approval of the Foundation's Contracting Officer. Once established, routes and schedules shall be held to consistently. Proposals and revisions to routes, schedules and times shall be processed comparably to the initial determination. In order to protect the peace and quiet of complex residents, collection service shall not be commenced before 7:00 a.m. or continue after 6:00 p.m.

6. COSTS AND RATE ADJUSTMENTS

During the term of the contract, rate adjustments shall be authorized as follows:

1. On August 1, 1997 through July 31, 1998, the contract price for furnishing all necessary containers, machinery and equipment for the collection and disposal of garbage and rubbish shall be:

a. For furnishing all necessary containers, machinery and equipment in the Administrative and Trust Building areas and 6,608 apartments, the sum shall be $4.80 per apartment per month, or a total of $31,718.40 per month.

b. For furnishing forty-yard roll-off containers, as many as deemed necessary, to be located in the 1.8 acres site at Nassau Drive and from time to time in other locations, and which shall be emptied at $300.00 per dumping.

2. On August 1, 1998, and on the first day of August in each succeeding year during the term of the contract, the price per apartment per month shall be adjusted upward or downward in an amount equal to the amount of the percentage change to the nearest one-tenth (1/10th) of a per cent, in the Consumer Price Index of the Bureau of Labor Statistics, US Department of Labor, Orange County Metropolitan Area or any Federal Government substituted index for such Consumer Price Index, and any such adjustment for an increase shall not exceed such Consumer Price Index change. Dumping fees shall be adjusted on the same basis herein indicated for the per month charge.

3. The parties hereby acknowledge their understanding that the solid waste management industry is subject to certain other unique costs, particularly substantial fluctuations in labor costs, fuel costs, distance to available solid waste facilities and unforeseen or comprehensive changes in applicable federal or state laws and regulations. As a consequence, they hereby agree that in the event of any substantial increase in one or more of the foregoing cost items, significantly in excess of the fluctuation in the cost of living index, Contractor shall be entitled to a corresponding adjustment in the compensation received in exchange for services performed under this Agreement, separate and apart from the automatic annual adjustment specified above, upon application therefor to the Foundation submitted with substantial supporting evidence.

4. Any rate adjustments shall become effective on the first calendar month, thirty (30) days after the Contractor provides the Foundation with information and proof regarding the amount of cost item increase.

5. Contractor and Foundation shall divide equally all net revenue derived from the sale by Contractor of recyclables hereunder. All sums hereby due Foundation shall be paid within thirty (30) days of Contractor's receipt thereof. As used herein, the term "net revenue" shall mean gross receipts from the sale of recyclables, less deduction for all costs of Contractor with respect to recycling hereunder including, by way of example only, expenses attributable to program development and maintenance, implementation, collection, processing, transportation, labor and public relations efforts.

7. EXCLUSIVENESS OF CONTRACT

1. The Contractor shall have the exclusive duty, right and privilege to charge for and collect, remove and retain all garbage, rubbish and recyclables originating within the complex and in accordance with the provisions set forth in the contract and recycling requirements.

8. SUPERVISION

1. Performance under this contract shall be upon the direction of the Contracting Officer. The Contractor shall faithfully and regularly pick up, collect and remove from the complex, all garbage, rubbish and recyclables in accordance with the provisions herein specified, unless from time to time otherwise directed. The services shall be provided in a thorough and workmanlike manner to the satisfaction of the Contracting Officer or his authorized representatives.

9. LAWS AND REGULATIONS

1. Recycling Requirements - Contractor is knowledgeable as to the provisions of the California Integrated Waste Management Act of 1989 (AB 939) and acknowledges its understanding that this Agreement is intended to assist in meeting the objectives of that law.

2. The Contractor shall submit a monthly report to the Foundation and a quarterly report to the Seal Beach City Manager as to the types and amounts of recycled wastes, and a copy of said report shall be provided to the Foundation.

3. The Contractor shall comply with all applicable laws, ordinances and regulations affecting the collection, removal and disposal of solid waste in the City of Seal Beach, the County of Orange and State of California, and shall be required to observe all the terms of any such laws, ordinances and regulations now in effect or to be enacted during the term of this contract.

4. The Contractor shall comply with all applicable Federal, State and local laws, ordinances or regulations now or hereafter enacted related to Contractor's performance of the terms and provisions under this contract,

5. Contractor shall indemnify, defend and hold harmless Foundation, its Officers, Directors, members and employees from all fines, suits, procedures, claims and actions of every kind, and all costs associated therewith, including attorney's fees and consultant fees, arising out of or in any way connected with Contractor's performance or failure to perform under the terms of this contract.

10. TERM AND CANCELLATION

1. The contract shall be for a period of ten (10) years, unless sooner terminated as elsewhere hereinbelow provided.

11. DEFAULT

1. Failure on the part of the Contractor or Foundation to comply with the terms and provisions of the contract shall be grounds for the other party to terminate same, and in the event of such breach or default, said party may, at its option, notify the party in default of his intention to terminate the contract; notice shall be given in writing and mailed to the address on file as hereinafter provided, and the contract shall be terminated thirty (30) days from and after the hour said notice is deposited in the United States Mail absent a cure of the said breach or default. Each party shall keep on file with the other its post office address and a telephone number through which it can be reached and at which are reasonably available representatives having the full authority of the contracting parties themselves. In the event of cancellation by the Foundation because of the Contractor's uncured default, the Foundation shall hold the Contractor liable for damage or loss directly sustained by the Foundation, including attorneys' fees, in the cancellation of this contract and the entering into of a new contract for equivalent substitute service, subject to Foundation's obligation to reasonably mitigate its damages.

12. TERMINATION

1. It is acknowledged by and between the parties hereto that the Seal Beach Leisure World Housing Complex is within the municipal boundaries of the City of Seal Beach. The parties agree that if the City of Seal Beach hereinafter elects to undertake provision of solid waste handling services within the complex, Contractor reserves all rights afforded by California Public Resources Code Sections 49520-49521, inclusive. To the extent that such election by the City will work an extraordinary or undue hardship upon Contractor, Contractor shall have the right to terminate this Agreement upon ninety (90) days prior written notice to Foundation. Furthermore, in the event that City elects to impose a mandatory solid waste handling services requirement upon Foundation, or to assess a collection charge against the residents of Seal Beach Leisure World, then

Foundation may terminate this Agreement upon ninety (90) days prior written notification to Contractor.

13. USE BY OWNER OF CONTRACTOR'S EQUIPMENT

1. Upon the termination of the Agreement for any reason prior to the end of the contract term of ten (10) years, the Foundation, at its option, shall have the exclusive right to use and operate all trucks, trailers and other equipment used by and available to the Contractor in the performance of the work specified in this Agreement. The right of the Foundation to use such equipment shall extend for a period from date of termination to sixty (60) days thereafter. The equipment rental prices to be paid by the Foundation for this period of time shall be a reasonable amount based upon the then current commercial customer rental market rates prevailing in the Los Angeles and Orange County areas for comparable equipment items.

14. CONTAINER MAINTENANCE

1. The containers applied by the Contractor to performance under this contract shall be semi-annually inspected and refurbished as necessary, so that no major repairs and no major repainting are left undone and all the containers evidence a clean and trim appearance. This refurbishment shall be completed throughout the community within a ninety (90) day period of the end of the year's usage. Notwithstanding this requirement for an annual inspection and refurbishment, no dirty, unsanitary or unsightly container shall remain in use for any unreasonable period.

15. CONTRACTOR'S RESPONSIBILITY OF EMPLOYEES

1. Acknowledging the nature of their trade, employees of the Contractor must still evidence a reasonably clean and neat appearance at all times while working within the complex.

2. Employees of the Contractor shall be properly and thoroughly instructed in the use and operation of the trash disposal equipment and must abide by all the particular rules and regulations as posted within the complex.

3. Employees of the Contractor shall be instructed to be courteous and brief at all times to all persons with whom they may come in contact.

16. CONTRACTOR'S RESPONSIBILITY FOR PROPERTY DAMAGE

1. As regards the action of his employees and/or equipment, the Contractor shall be responsible and liable for any and all damage to block walls, buildings, landscaping and other improved grounds in the complex.

2. All damages reported and/or called to the attention of the Contractor by the Contracting Officer shall be corrected and repaired within at most a seventy-two (72) hour period, where practical. Expeditious attention shall be applied in any event.

17. INSURANCE REQUIREMENTS

1. The Contractor hereby agrees to carry Worker's Compensation Insurance as provided by law in the State of California, General Liability Insurance with minimum combined single limit coverage of $1,000,000 and Automobile Liability with minimum combined single limit coverage of $1,000,000 inclusive of any auto, non-owned auto and hired auto, coverage to name the Resident, Seal Beach Mutuals One through Seventeen and Golden Rain Foundation as named insured under said coverage for the purpose of the work to be done and to provide a certificate of said insurance. Said certificate shall carry on the face thereof a provision that Resident, Seal Beach Mutual and Golden Rain Foundation shall be given notice at least thirty (30) days prior to any modification or termination of coverage.

18. INDEMNITY CLAUSE

1. The Contractor hereby agrees to save and indemnify and keep harmless the Foundation, Residents, Mutuals One (1) through Seventeen (17) and their agents or servants against all liability, claims and judgments or demands for damages arising from accidents to persons or property occasioned by the acts or actions of the Contractor, its agents or employees.

19. HAZARDOUS WASTE

1. The parties acknowledge their understanding that this Agreement refers to solid waste handling services only, and that all materials placed for collection and removal by the Contractor shall be free of any hazardous wastes or substances as defined by applicable law. In the event that any such hazardous wastes or substances are later found to have been placed in the refuse or recycling containers, it shall be the responsibility of Contractor to report that fact to Foundation within seventy-two (72) hours of Contractor's knowledge thereof, in order that Foundation may then initiate and take whatever steps are required to properly dispose of such hazardous wastes or substances.

20. PAYMENT

1. The Contractor shall be paid for services performed hereunder at the contracted prices per month, which said prices are agreed by the parties.

2. The Contractor shall bill each month for qualified services performed during the preceding month, and the Foundation shall pay within ten (10) days of billing.

21. FORCE MAJEURE

1. The partial or complete interruption or discontinuance of Contractor's services required hereunder due to the occurrence of strikes, lock-outs or other labor disturbances, riot, war, epidemic, insurrection or civil unrest, earthquake, flood, Acts of God or other catastrophic events or occurrences beyond the reasonable control of Contractor shall not constitute a breach or default by Contractor.

22. ATTORNEYS FEES

1. Should either party institute any action or proceeding to enforce any provision of this Agreement or for damages by reason of an alleged breach of any provision of this Agreement, the prevailing party shall be entitled to recover its costs and expenses and reasonable attorneys' fees for services rendered to the prevailing party in such action or proceeding. The term "prevailing party" as used in this paragraph shall include, without limitation, any party who is made a defendant in litigation in which damages or other relief, or both, may be sought against such party and a final judgment or dismissal or decree is entered in such litigation in favor of such party defendant.

23. COUNTERPARTS

1. This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on each of the parties hereto notwithstanding that all parties are not signatory to the original or the same counterparts.

24. ENTIRE AGREEMENT

1. This instrument contains the entire agreement of the parties relating to the subject matter herein. Any oral representations or modifications concerning this instrument shall be of no force and effect unless contained in a subsequent written notification signed by the party to be charged.

25. CAPTIONS

1. The paragraph headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

26. NOTICES

1. Notice under and pursuant to the terms and provisions of this contract to be given to Foundation shall be sent to Foundation at PO Box 2069, Seal Beach, California 90740, and to Contractor at 9821 Downey-Norwalk Road, Downey, California 90241.

THIS AGREEMENT executed on the 12th day of August 1997.

GOLDEN RAIN FOUNDATION

By: Mildred R. Tuttle
Mildred R. Tuttle
President

CALSAN, INC.

By: M. Adnoff
Morrie Adnoff
President