

A G E N D A
PRESIDENTS' COUNCIL
December 2, 2021
Meeting Begins at 9:00 a.m.
Clubhouse Four / YouTube Live

TO ATTEND: Shareholders can attend in person at Clubhouse Four.

1. **CALL TO ORDER / PLEDGE OF ALLEGIANCE**
2. **ROLL CALL / INTRODUCTION OF EACH PRESIDENT'S GUEST**
3. **INTRODUCTION OF GUEST(S) AND STAFF:**

Susan Hopewell, GRF President
Randy Ankeny, Executive Director
Mark Weaver, Facilities Director
Jodi Hopkins, Mutual Administration Director
Eloy Gomez, Safety and Emergency Coordinator
Priscilla Jimenez, Recording Secretary
4. **APPROVAL OF MINUTES FOR MEETING**
 - a. Approval of the regular meeting minutes of November 4, 2021 **(pp. 1-3)**
5. **FACILITES DIRECTOR** **Mr. Mark Weaver**
 - a. Fenn Pest Control
6. **MUTUAL ADMINISTRATION DIRECTOR** **Ms. Jodi Hopkins**
 - a. Mutual Administration Monthly Reports **(pp. 4-7)**
 - b. Stock Transfer Monthly Reports **(pp. 8-11)**
7. **EXECUTIVE DIRECTOR** **Mr. Randy Ankeny**
 - a. Management Agreement
 - b. Cable Update
8. **COUNCIL BUSINESS**
 - a. **Unfinished Business (n/a)**
 - b. **New Business**
 - i. Emergency Preparedness Communications **(pp. 12-16)** **Mr. Eloy Gomez**
9. **PRESIDENTS' COMMENTS**
10. **ADJOURNMENT**

NEXT MEETING: Thursday, January 6, 2022, at 9:00 a.m. in Clubhouse Four / Zoom

**MINUTES OF THE REGULAR MONTHLY MEETING
OF THE PRESIDENTS' COUNCIL
SEAL BEACH LEISURE WORLD
November 04, 2021**

The regular monthly meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:00 a.m. by President Jackie Dunagan, on Thursday, November 04, 2021, via Clubhouse Four and Zoom Tele-Video Conference.

MEMBERS PRESENT

MUTUAL TWO	Ms. Peggy Keller (via Zoom)
MUTUAL THREE	Ms. Carol Ginthner (via Zoom)
MUTUAL FOUR	Mr. Mike Levitt
MUTUAL FIVE	Ms. Linda DeRungs (via Zoom)
MUTUAL SIX	Ms. Lynn Baidack (via Zoom, arrived at 9:58 a.m.)
MUTUAL SEVEN	Ms. Sue Rotter
MUTUAL EIGHT	Ms. Jeri Dolch
MUTUAL NINE	Ms. Beth Mayer
MUTUAL TEN	Ms. Ruthann Arlart
MUTUAL ELEVEN	Mr. Patrick Henehan (via Zoom, left at 10:00 a.m.)
MUTUAL TWELVE	Mr. Richard Carson (via Zoom)
MUTUAL FOURTEEN	Mr. Lee Melody
MUTUAL FIFTEEN	Ms. Jackie Dunagan
MUTUAL SIXTEEN	Mr. Dale Watkins (via Zoom)
MUTUAL SEVENTEEN	Ms. Cathy Gassman

GUESTS

MUTUAL EIGHT	Ms. Sandy Weisenstein
MUTUAL NINE	Dr. Diane Gruber
MUTUAL TEN	Mr. Giles (via Zoom)
MUTUAL TWELVE	Ms. Susan Ferraro (via Zoom, left at 10:00 a.m.)
MUTUAL SIXTEEN	Ms. Loni Gardette (via Zoom)
MUTUAL SEVENTEEN	Mr. Peter Hayes

STAFF

Ms. Susan Hopewell, GRF President (via Zoom)
Ms. Jodi Hopkins, Mutual Administration Director
Mr. Josh Monroy, Recording Secretary

MEMBERS ABSENT

MUTUAL ONE	Ms. Denise Potterton
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INTRODUCTIONS/ANNOUNCEMENTS

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

MINUTES

The regular monthly Council meeting minutes of October 07, 2021, were approved, by the Council, as printed.

MUTUAL ADMINISTRATION

Ms. Jodi Hopkins provided an update for Mutual Administration monthly reports and Stock Transfer monthly reports.

NEW BUSINESS

Discuss the current Co-Occupant Application

Council discussed Co-Occupant application. After consideration of all comments the Council concurred to add the QPR and Co-Occupants forms to their respective Mutual Agendas. Subsequently to then be reviewed by each Mutual's attorney.

Q&A on STO processes

Council discussed Stock Transfer Department processes.

PRESIDENTS' COMMENTS

The Presidents offered comments during the proceedings of the meeting.

ADJOURNMENT

President Jackie Dunagan adjourned the meeting at 10:40 a.m.

Attest, Sue Rotter Secretary
PRESIDENTS' COUNCIL
JM 11-04-2021

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

Next Council meeting: Thursday, December 02, 2021, at 9:00 a.m., at Clubhouse Four, Zoom Tele-Video Conference and YouTube LIVE.



PRESIDENTS' COUNCIL

SUMMARY REPORT Thursday, November 04, 2021

Action/Request	Person Responsible
1. Approval of Minutes The regular monthly Council meeting minutes of October 07, 2021, were approved, by the Council, as printed.	Recording Secretary
2. Mutual Administration – Jodi Hopkins Ms. Jodi Hopkins provided an update for Mutual Administration monthly reports and Stock Transfer monthly reports.	Mutual Administration Stock Transfer
3. New Business – Discuss the current Co-Occupant Application Council discussed Co-Occupant application. After consideration of all comments the Council concurred to add the QPR and Co-Occupants forms to their respective Mutual Agendas. Subsequently to then be reviewed by each Mutual's attorney.	Mutual Administration Stock Transfer
4. New Business – Q&A on STO processes Council discussed Stock Transfer Department processes.	Mutual Administration Stock Transfer
<u>Presidents' Council Follow-Ups – December</u> 1. Approval of Minutes	Recording Secretary

Mutual Administration
December 2021 - Monthly Reports

RECEPTION

DEPARTMENTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
ADMINISTRATION	40	40	26	45	25	27	25	55	33	12	4		332
DESK VISIT	2	4	27	0	0	0	0	1	12	22	47		115
DISTRIBUTION	13	14	17	12	12	15	10	19	19	23	8		162
FINANCE	99	92	45	38	28	47	71	61	42	29	26		578
GOLDEN AGE FOUNDATION	6	16	27	13	8	10	9	8	11	7	3		118
HEALTH CARE CENTER	20	20	10	25	21	33	26	28	41	33	17		274
HUMAN RESOURCES	20	29	18	16	27	26	32	32	15	25	15		255
IT	3	3	6	8	8	5	5	11	3	3	5		60
LIBRARY	4	13	10	8	8	8	10	22	16	7	3		109
LW NEWS	24	15	19	31	11	38	18	26	14	32	11		239
MUTUAL ADMINISTRATION	63	110	121	132	139	135	133	123	127	134	100		1317
MEMBER RESOURCES	28	54	28	31	11	11	13	22	13	12	6		229
MISCELLANEOUS	14	27	16	19	15	23	21	24	28	13	23		223
PHYSICAL PROPERTY	26	32	14	36	45	59	50	64	52	42	19		439
PURCHASING	14	7	4	6	8	18	11	25	10	10	4		117
ON SITE SALES	3	4	7	7	8	5	13	8	10	2	4		71
RECREATION	34	139	72	64	43	40	29	66	22	27	24		560
RV	2	4	3	2	8	16	6	8	7	6	1		63
SECURITY	27	33	42	38	34	60	45	57	62	32	14		444
SERVICE MAINTENANCE	10	11	12	14	30	19	11	20	37	9	8		181
STOCK TRANSFER OFFICE	98	217	238	138	172	391	341	447	567	451	52		3112
SUPERWIRE	13	1	9	5	6	11	9	9	15	111	3		192
TRANSPORTATION	6	17	10	11	23	14	17	22	15	3	3		141
2021 Totals:	569	902	781	699	690	1011	905	1158	1171	1045	400		9,331

Mutual Administration

December 2021 - Monthly Reports

LETTERS

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1 One	1	7	6	2	9	7	9	4	17	6	61		129
2 Two	3	1	5	4	4	3	2	4	11	12	0		49
3 Three	13	3	5	7	2	9	6	2	114	1	9		171
4 Four	4	2	2	0	6	2	4	3	11	3	19		56
5 Five	24	5	12	5	4	13	3	21	14	6	41		148
6 Six	2	6	4	22	12	5	0	7	5	5	23		91
7 Seven	0	2	0	4	4	3	9	0	6	2	1		31
8 Eight	3	1	2	2	5	8	8	4	4	6	11		54
9 Nine	23	5	4	8	2	1	7	8	14	11	12		95
10 Ten	4	5	0	2	5	0	4	3	11	7	2		43
11 Eleven	5	6	10	5	4	6	4	9	21	7	5		82
12 Twelve	2	5	4	6	3	2	4	5	11	18	12		72
14 Fourteen	10	3	4	4	5	1	8	3	4	14	13		69
15 Fifteen	2	5	1	4	7	4	1	6	9	1	1		41
16 Sixteen	2	1	0	0	2	0	0	3	2	4	2		16
17 Seventeen	3	6	0	2	1	0	0	0	6	3	0		21
2021 Totals:	101	63	59	77	75	64	69	82	260	106	212		1,168
2020 Totals:	174	219	110	44	93	66	48	62	52	185	333	105	1,491
Legal	66	58	54	60	62	61	60	57	70	69	69		
Insurance	5	5	3	5	5	4	4	4	4	4	4		

Mutual Administration
December 2021 - Monthly Reports

COLLECTIONS (Delinquent Accounts, Legal Fees)

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
One	\$6,088	\$4,967	\$2,820	\$710	\$3,091	\$710	\$10,374	\$2,080	\$3,407	\$1,971	\$0		\$36,220
Two	\$2,062	\$0	\$1,388	\$3,087	\$17,167	\$2,047	\$1,060	\$2,442	\$4,234	\$2,007	\$0		\$35,493
Three	\$1,084	\$0	\$0	\$637	\$1,167	\$2,891	\$1,846	\$2,391	\$2,319	\$1,800	\$2,156		\$16,291
Four	\$2,434	\$6,998	\$608	\$0	\$0	\$0	\$578	\$578	\$4,735	\$0	\$711		\$16,641
Five	\$4,543	\$5,544	\$548	\$0	\$3,145	\$3,277	\$1,714	\$3,796	\$4,044	\$7,768	\$5,982		\$40,362
Six	\$2,156	\$620	\$613	\$1,778	\$1,797	\$650	\$375	\$2,676	\$1,697	\$1,772	\$3,672		\$17,805
Seven	\$0	\$3,369	\$5,024	\$4,199	\$650	\$201,247	\$2,231	\$1,171	\$1,796	\$1,728	\$1,756		\$223,171
Eight	\$1,770	\$0	\$0	\$1,634	\$2,890	\$50,471	\$2,343	\$1,071	\$2,139	\$2,999	\$5,179		\$70,496
Nine	\$2,534	\$5,046	\$2,745	\$536	\$1,772	\$1,720	\$2,641	\$600	\$2,572	\$1,148	\$0		\$21,314
Ten	\$1,986	\$1,912	\$2,009	\$2,048	\$2,620	\$1,133	\$618	\$1,153	\$1,153	\$1,153	\$0		\$15,786
Eleven	\$0	\$1,882	\$501	\$1,082	\$1,072	\$638	\$0	\$1,761	\$2,475	\$2,319	\$0		\$11,730
Twelve	\$1,099	\$4,212	\$2,852	\$1,139	\$1,780	\$1,780	\$682	\$1,727	\$2,891	\$2,413	\$0		\$20,576
Fourteen	\$82	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$540
Fifteen	\$0	\$3,121	\$1,666	\$1,666	\$4,133	\$0	\$2,900	\$5,091	\$4,304	\$3,107	\$0		\$25,990
Sixteen	\$115	\$689	\$1,342	\$1,552	\$0	\$0	\$0	\$0	\$0	\$552	\$0		\$4,250
Seventeen	\$47	\$1,741	\$1,279	\$1,439	\$460	\$3,468	\$0	\$419	\$1,645	\$839	\$0		\$11,338
COLLECTED:	\$26,000	\$40,561	\$23,396	\$21,506	\$41,743	\$270,032	\$27,363	\$26,958	\$39,411	\$31,577	\$19,456	N/A	\$568,004
2020 Collections	\$49,260	\$36,631	\$32,453	\$38,670	\$17,267	\$67,739	\$41,279	\$48,617	\$22,433	\$31,577	\$55,648		\$441,574

Collections through 2021:	\$568,003.71
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MEMBER RESOURCES & ASSISTANCE LIAISON

December 2021

	MUTUAL	NEW CASES	CLOSED CASES	HOME VISITS	OFFICE VISITS	CALLS	COUNTY REPORTS	RESOURCE INFORMATION	SELF-REFERRAL	MUTUAL REFERRAL
1	One	2	2	0	8	30	4	21	0	6
2	Two	5	3	0	4	10	3	5	0	3
3	Three	2	2	0	3	12	5	7	0	4
4	Four	0	1	0	0	8	1	7	0	1
5	Five	2	2	0	3	19	5	7	0	3
6	Six	1	1	0	0	5	1	2	0	1
7	Seven	2	3	0	5	13	1	5	0	4
8	Eight	0	0	0	0	2	0	1	0	0
9	Nine	2	2	0	0	12	1	8	0	1
10	Ten	1	0	0	1	14	2	10	0	2
11	Eleven	0	1	0	1	11	1	7	0	2
12	Twelve	1	3	0	2	16	2	10	0	1
14	Fourteen	0	0	0	2	9	0	5	0	2
15	Fifteen	0	0	0	1	11	0	8	0	2
16	Sixteen	0	0	0	0	1	0	1	0	0
17	Seventeen	0	0	0	0	0	0	0	0	0
Totals:		18	20	0	38	173	26	104	0	32

Cases of Food Delivered:	218
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Projects:

- Resource Booklet "Phase I" - Completed and ready to be printed in LW weekly
- Sorking with Ruth Osborn on timelines and format for the Phase 1 "Pullout" print and distribution of Resource Booklet
- Working on Phase II - Expanding on Resource Booklet adding check lists and expanded info on assorted topics.
- Finalizing Collaboration Presentation for GRF Meetings Nov 4th, Nov 8th, Nov 16th and Nov 23rd.
- Beginning to draft Article for LW Weekly introducing the collaboration team and working with Ruth Osborn
- Meeting with various vendors for ideas for our 2022 calendar of events & classes
- Working on and completed draft of the Collaboration Lease Agreement for office space in Bldg 5

Resource Development:

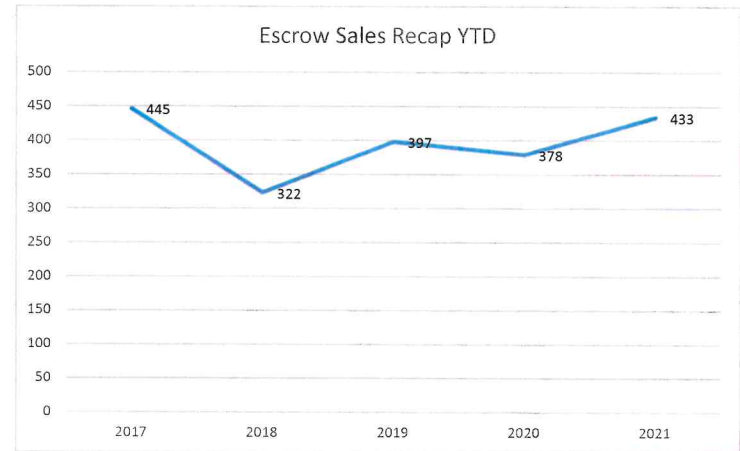
- Public Guardian Office of OC - Suzette Smith
- Salus Hospice - Carla
- Citrus Hill Assisted Living Orange & Sea Cliff Assisted Living - Elizabeth
- Meeting with APS & GAF to discuss the collaboration structure
- 123 Home Care - Andrew and Kirk
- OC Hoarding Task Force Meeting - Rosemary Nielson Co Chairman how to report
- OCHCA Alcohol Y Drug Education & Prevention Team, Misuse Prevention & safe disposal of pills, liquids & Needles - Della Lisi Kerr
- Congresswoman Michelle Steel Senior Resource Fair - Member Resources Table meet & greet & networking with other exhibitors
- Alzheimer's OC - Corporate Relations - help with events - Tuni Chaterji
- Sunrise SB - New Director of Sales Wendy Wheeler
- Affordable Caregivers - Selina
- Archangel Home Health (Assisted Living Waiver Program) Arlene Fiesta
- Attentive Home Care (VA Homemaker Program) - Fredy Domingez
- Brookdale Garden Grove - Teresa Adams
- CareWorks Home Health - Lisa Palmer
- Mobile Skin Solutions - Dr. Kate Stults (Diag & Treatment for patients onsite)
- Living Well Home Care - Donata McCulloch
- Caring Transitions Downsizing (help with hoarding)_ Christina Bruce
- Zoom Presentation to the Sunshine Club
- Mutual 14 Collaboration Presentation CH4
- Salus Home Care & Hospice - owner Boad and Karla Rivera
- OC Hoarding Task Force - How to approach a hoarder
- Cal-Fresh - Daisy Diaz - new flyers for 2022 and new contact numbers

Stock Transfer November 2021 - Monthly Reports

ESCROW

MUTUAL		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1	One	1	6	5	3	4	5	4	6	3	3	4		44
2	Two	5	4	5	7	4	10	6	10	5	5	6		67
3	Three	2	1	3	5	1	8	1	2	5	2	1		31
4	Four	2	1	0	4	1	0	1	3	0	5	1		18
5	Five	4	4	6	4	2	3	4	3	0	5	6		41
6	Six	1	2	2	1	3	1	3	2	6	1	0		22
7	Seven	2	0	1	4	1	4	5	2	3	4	1		27
8	Eight	2	3	5	3	3	4	4	2	1	2	3		32
9	Nine	1	1	2	2	2	1	3	3	3	0	1		19
10	Ten	1	2	1	2	5	2	1	2	1	3	1		21
11	Eleven	1	2	3	6	3	5	2	1	1	1	1		26
12	Twelve	1	0	3	5	3	4	3	0	1	4	1		25
14	Fourteen	0	1	2	2	1	3	4	3	2	1	3		22
15	Fifteen	1	2	4	1	1	6	2	3	5	0	0		25
16	Sixteen	0	0	0	0	0	1	1	1	0	0	3		6
17	Seventeen	1	0	0	1	1	0	1	0	0	2	1		7
TOTALS:		25	29	42	50	35	57	45	43	36	38	33		433

MLS Active Listings at time of report	74	44	38	37	22	18	21	15	28	32	36			
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ESCROW RECAP	SALES		YTD Percentage Comparisons			Avg Price Per Home	Price % Change Per Year
	Sales	Prices		Sales	Prices		
Total through November 2021	433	\$ 121,775,646	2021	2017-2021		\$ 281,237	13.35%
Total Through November 2020	378	\$ 93,785,908	2020	15%	30%	\$ 248,111	6.01%
Total through November 2019	397	\$ 92,918,620	2019	-5%	1%	\$ 234,052	-11.29%
Total through November 2018	322	\$ 84,953,898	2018	23%	9%	\$ 263,832	2.40%
Total through November 2017	445	\$ 114,656,437	2017	-28%	-26%	\$ 257,655	

Stock Transfer
November 2021 - Monthly Reports

ATTORNEY TRUST REVIEWS

MUTUAL		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1	One	1	1	2	3	1	4	1	4	2	2	0		21
2	Two	2	2	5	2	5	6	3	1	1	4	5		36
3	Three	4	3	2	0	1	0	1	1	0	2	2		16
4	Four	1	1	1	2	1	2	0	0	2	3	1		14
5	Five	1	0	1	2	2	1	2	6	1	1	2		19
6	Six	0	0	0	3	2	0	1	1	1	2	1		11
7	Seven	0	0	3	1	1	1	1	2	1	0	1		11
8	Eight	1	2	2	2	6	0	2	2	0	1	0		18
9	Nine	1	1	2	2	0	0	1	1	0	0	0		8
10	Ten	1	0	2	2	1	2	1	0	2	4	0		15
11	Eleven	1	1	1	1	0	1	0	2	1	1	1		10
12	Twelve	3	3	2	2	0	1	0	3	1	1	1		17
14	Fourteen	0	2	1	3	4	4	1	1	3	3	0		22
15	Fifteen	1	1	4	1	0	3	1	1	2	3	5		22
16	Sixteen	0	0	0	1	2	0	0	0	0	0	0		3
17	Seventeen	1	0	2	2	3	0	2	0	0	2	0		12
Totals:		18	17	30	29	29	25	17	25	17	29	19	0	255

Trust Reviews through November 2021:	255	14.86%
Trust Reviews through November 2020:	222	

Stock Transfer

November 2021 - Monthly Reports

REGISTRATIONS

MUTUAL		CAREGIVERS	DOGS	CATS	OTHERS	SERVICE	ESA
1	One	36	89	44	4	1	17
2	Two	55	98	59	5	1	11
3	Three	44	77	25	2	1	7
4	Four	25	45	29	0	1	6
5	Five	30	52	22	1	0	13
6	Six	33	72	28	0	0	5
7	Seven	21	54	31	0	0	5
8	Eight	14	49	15	1	0	9
9	Nine	41	73	20	2	1	6
10	Ten	13	35	15	1	0	3
11	Eleven	14	30	9	0	0	1
12	Twelve	45	63	31	0	1	14
14	Fourteen	25	41	17	2	1	2
15	Fifteen	37	66	30	7	0	7
16	Sixteen	1	5	8	0	0	1
17	Seventeen	15	9	2	2	0	1
Totals:		449	858	385	27	7	108

Total Pets & Animals: **1,385**

Stock Transfer

November 2021 - Monthly Reports

TRANSFERS

TYPE OF TRANSFER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
SIMPLE TRANSFERS	14	28	15		6	10	27	16	10	11	11		148
MEMBERSHIP TRANSFERS	2	9	7		0	3	13	9	3	4	4		54
Totals:	16	37	22	0	6	13	40	25	13	15	15	0	202

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

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



Leisure World Emergency Preparedness

Effective Radio Communications Contingency

Leisure World Emergency Preparedness

1

Problem Statement

- ▶ On Saturday, October 23rd approximately 8:40am power outage left a third of Leisure World without functioning generators, blocked streets, no power or backup for traffic lights and inoperable com security radios relying on the sole support of ham operators.
- ▶ Leisure World is not compliant to city, county and state law pertaining to amateur radio station operation and antenna structures for effective emergency communication - California Section 97.15 of Title 47
 - ▶ Bill number 1228 Section 65850.3 was added to the Government Code, to read: Any ordinance adopted by the legislative body of a city or county that regulates amateur radio station antenna structures shall allow those structures to be erected at heights and dimensions sufficient to accommodate amateur radio service communications, shall not preclude amateur radio service communications, shall reasonably accommodate amateur radio service communications, and shall constitute the minimum practicable regulation to accomplish the city's or county's legitimate purpose. Enacted in 2003 by the State of California according to FCC regulations.
- ▶ In the event of a disastrous emergency, inconsistencies across mutuals presents immediate life and death decisions resulting in chaos

Leisure World Emergency Preparedness

2

Solution

- ▶ Comply with government law to install adequate number of antennas in Leisure World for effective and practicable radio communication.
- ▶ Radio operators shall comply to all rules and regulations of the FCC.

Guidelines/antennas

Components of antennas required for Leisure World - 4 pieces mast, antenna, foundation and coax cable

- ▶ Mast (antenna support)
 - ▶ (approximately 20 feet in height)
 - ▶ Type of mast is determined by the location i.e. Open space, trees
 - ▶ Easily dismantled in the event of new owner
 - ▶ Optically is unobtrusive
- ▶ Antenna
 - ▶ Approximately 4-5 feet in height
 - ▶ Equipment must be installed by an approved contractor
- ▶ Foundation
 - ▶ Must appropriately support the mast
- ▶ Coax Cable
 - ▶ Depends on the installation

Leisure World Emergency Preparedness

Estimations of cost

- ▶ Cost, Installation and labor sole responsibility of radio operator shareholder.
- ▶ In the event, the owner leaves, removal is sole responsibility of the radio operator shareholder.
- ▶ Any damage caused by the antenna, would be sole responsibility of the shareholder.

Leisure World Emergency Preparedness

5