

**A G E N D A**  
**PRESIDENTS' COUNCIL**  
**February 3, 2022**  
**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  
Mark Weaver, Facilities Director  
Jodi Hopkins, Mutual Administration Director  
Priscilla Jimenez, Recording Secretary
4. **APPROVAL OF MINUTES FOR MEETING**
  - a. Approval of the regular meeting minutes of January 6, 2022 **(pp. 1-4)**
5. **FACILITES DIRECTOR** **Mr. Mark Weaver**
6. **MUTUAL ADMINISTRATION DIRECTOR** **Ms. Jodi Hopkins**
  - a. Mutual Administration Monthly Reports **(pp. 5-8)**
  - b. Stock Transfer Monthly Reports **(pp. 9-12)**
7. **COUNCIL BUSINESS**
  - a. **Unfinished Business (n/a)**
  - b. **New Business**
    - i. Mutual Election Packets **Ms. Jodi Hopkins**
    - ii. Management Agreement Update **Ms. Susan Hopewell**
8. **PRESIDENTS' COMMENTS**
9. **ADJOURNMENT**  
NEXT MEETING: Thursday, March 3, 2022, at 9:00 a.m. in Clubhouse Four / Zoom

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
LEISURE WORLD SEAL BEACH  
January 6, 2022**

The regular monthly meeting of the Presidents' Council of Leisure World Seal Beach was convened at 9:02 a.m. by President Jackie Dunagan, on Thursday, January 6, 2022, via Clubhouse Four and Zoom Tele-Video Conference.

**MEMBERS PRESENT**

MUTUAL ONE	Ms. Kathy Almeida (M1 Representative, via Zoom)
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)
MUTUAL SEVEN	Ms. Sue Rotter
MUTUAL EIGHT	Ms. Jeri Dolch
MUTUAL NINE	Ms. Beth Mayer (via Zoom)
MUTUAL TEN	Ms. Ruthann Arlart
MUTUAL ELEVEN	Mr. Patrick Henehan (via Zoom)
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 (via Zoom)

**GUESTS**

MUTUAL TWO	Mr. Christopher Abel (via Zoom)
MUTUAL THREE	Ms. Jan Ledbetter (via Zoom)
MUTUAL FOUR	Ms. Jan Kuhl
MUTUAL SIX	Ms. Bunny Boardman (via Zoom)
MUTUAL EIGHT	Ms. Sandy Weisenstein
MUTUAL NINE	Dr. Diane Gruber (via Zoom)
MUTUAL TWELVE	Ms. Susan Ferraro (via Zoom)
MUTUAL FOURTEEN	Mr. Bob Stefun
MUTUAL SIXTEEN	Ms. Loni Gardette (via Zoom)
MUTUAL SEVENTEEN	Mr. Peter Hayes (via Zoom)

**STAFF**

Ms. Susan Hopewell, GRF President  
Mr. Mark Weaver, Facilities Director  
Ms. Julie Rodgers, Purchasing Manager (via Zoom)  
Mr. Victor Rocha, Security Services Director  
Ms. Robann Arshat, Member Resources & Assistance Liaison  
Ms. Priscilla Jimenez, Recording Secretary (via Zoom)

**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 December 2, 2021 were approved, by the Council, as printed.

**FACILITIES DIRECTOR**

Mr. Mark Weaver provided an update on Fenn Pest Control.

**MUTUAL ADMINISTRATION**

The Mutual Administration Director, Jodi Hopkins, was not present to provide comments on reports.

**NEW BUSINESS**

**Appliance Availability**

Ms. Julie Rodgers provided an update on appliance availability.

**How to handle shareholder issues**

Mr. Victor Rocha and Ms. Robann Arshat presented information on how to handle shareholder issues.

**Elections**

The President of Presidents Council provided a comment on behalf of the Mutual Administration Director, Jodi Hopkins, who was not present to provide comments on elections.

**PRESIDENTS' COMMENTS**

The Presidents offered comments during the proceedings of the meeting.

**ADJOURNMENT**

President Jackie Dunagan adjourned the meeting at 10:48 a.m.

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Attest, Sue Rotter Secretary  
PRESIDENTS' COUNCIL  
PJ 01-06-2022

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

**Next Council meeting: Thursday, February 3, 2022, at 9:00 a.m., at Clubhouse Four, Zoom Tele-Video Conference and YouTube LIVE.**



## PRESIDENTS' COUNCIL

### SUMMARY REPORT Thursday, January 6, 2022

Action/Request	Person Responsible
<b>1. Approval of Minutes</b> The regular monthly Council meeting minutes of December 2, 2021 were approved, by the Council, as printed.	Recording Secretary
<b>2. Facilities Director – Mark Weaver</b> Mr. Mark Weaver provided an update on Fenn Pest Control.	Facilities Director
<b>3. Mutual Administration Director – Jodi Hopkins</b> The Mutual Administration Director, Jodi Hopkins, was not present to provide comments on reports.	Mutual Administration Director
<b>4. New Business – Appliance Availability</b> Ms. Julie Rodgers provided an update on appliance availability.	Purchasing Manager
<b>5. New Business – How to handle shareholder issues</b> Mr. Victor Rocha and Ms. Robann Arshat presented information on how to handle shareholder issues.	Security Services Director Member Resources & Assistance Liaison
<b>6. New Business – Elections</b> The President of Presidents Council provided a comment on behalf of the Mutual Administration Director, Jodi Hopkins, who was not present to provide comments on elections.	Mutual Administration Director
<b><u>Presidents' Council Follow-Ups – February 2022</u></b> 1. Approval of Minutes	Recording Secretary

# Mutual Administration

## January 2022 - Monthly Reports

### RECEPTION

DEPARTMENTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
ADMINISTRATION	10												10
DESK VISIT	87												87
DISTRIBUTION	1												1
FINANCE	7												7
GOLDEN AGE FOUNDATION	2												2
HEALTH CARE CENTER	10												10
HUMAN RESOURCES	3												3
IT	10												10
LIBRARY	6												6
LW NEWS	11												11
MUTUAL ADMINISTRATION	90												90
MEMBER RESOURCES	9												9
MISCELLANEOUS	10												10
PHYSICAL PROPERTY	12												12
PURCHASING	4												4
ON SITE SALES	1												1
RECREATION	9												9
RV	0												0
SECURITY	14												14
SERVICE MAINTENANCE	5												5
STOCK TRANSFER OFFICE	114												114
SUPERWIRE	3												3
TRANSPORTATION	6												6
<b>2022 Totals:</b>	<b>424</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>424</b>



**Mutual Administration**  
**January 2022 - Monthly Reports**  
**LETTERS**

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1 One	0												0
2 Two	3												3
3 Three	25												25
4 Four	3												3
5 Five	1												1
6 Six	2												2
7 Seven	0												0
8 Eight	2												2
9 Nine	6												6
10 Ten	2												2
11 Eleven	3												3
12 Twelve	1												1
14 Fourteen	3												3
15 Fifteen	3												3
16 Sixteen	0												0
17 Seventeen	4												4
<b>2022 Totals:</b>	<b>58</b>												<b>58</b>
<b>2021 Totals:</b>	<b>101</b>	<b>63</b>	<b>59</b>	<b>77</b>	<b>75</b>	<b>64</b>	<b>69</b>	<b>82</b>	<b>260</b>	<b>106</b>	<b>212</b>	<b>153</b>	<b>1,321</b>
<b>Legal</b>	<b>64</b>												<b>64</b>
<b>Insurance</b>	<b>6</b>												<b>6</b>

**Mutual Administration**  
January 2022 - Monthly Reports

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

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
One	\$1,293												\$1,293
Two	\$5,376												\$5,376
Three	\$6,012												\$6,012
Four	\$3,311												\$3,311
Five	\$4,691												\$4,691
Six	\$2,355												\$2,355
Seven	\$646												\$646
Eight	\$6,834												\$6,834
Nine	\$1,367												\$1,367
Ten	\$2,054												\$2,054
Eleven	\$1,250												\$1,250
Twelve	\$3,581												\$3,581
Fourteen	\$1,230												\$1,230
Fifteen	\$6,571												\$6,571
Sixteen	\$0												\$0
Seventeen	\$2,918												\$2,918
COLLECTED	\$49,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,488
2021 Collections	\$26,000	\$40,561	\$23,396	\$21,506	\$41,743	\$270,032	\$27,363	\$26,958	\$39,411	\$31,577	\$19,456	\$43,674	\$611,677

<b>Collections through '22</b>	<b>\$49,487.52</b>
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## MEMBER RESOURCES & ASSISTANCE LIAISON

**January 2022**

	MUTUAL	NEW CASES	CLOSED CASES	HOME VISITS	OFFICE VISITS	CALLS	COUNTY REPORTS	RESOURCE INFORMATION	SELF-REFERRAL	MUTUAL REFERRAL
1	One	1	1	0	3	18	1	11	0	0
2	Two	0	0	0	0	14	0	5	0	1
3	Three	1	1	0	3	19	0	8	0	1
4	Four	1	1	0	0	5	1	0	0	0
5	Five	3	2	0	4	18	3	9	0	3
6	Six	1	0	0	0	14	0	8	0	0
7	Seven	1	1	0	0	5	2	2	1	0
8	Eight	2	1	0	0	6	2	3	0	0
9	Nine	0	0	0	0	13	0	4	0	0
10	Ten	0	0	0	0	8	0	4	0	0
11	Eleven	1	1	0	1	5	1	3	0	1
12	Twelve	2	0	0	4	8	2	10	0	1
14	Fourteen	0	0	0	0	6	0	2	0	0
15	Fifteen	1	0	0	1	9	1	3	0	2
16	Sixteen	1	1	0	2	6	4	2	1	1
17	Seventeen	0	0	0	0	0	0	0	0	0
	<b>Totals:</b>	<b>15</b>	<b>9</b>	<b>0</b>	<b>18</b>	<b>154</b>	<b>17</b>	<b>74</b>	<b>2</b>	<b>10</b>

<b>Cases of Food Delivered:</b>	<b>245</b>
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### Projects:

- GRF Board Meet CH4 - discussing and approving the social services office space lease in bldg 5.
- Expo - invitation list sorted thru 2019 & 2020 list and updated all contact vendors
- President's Meeting - Presented How to handle shareholder issues
- Worked with Katya for layout of Resource Booklet 8 page spread
- Resource Booklet - presented at MAC meeting - further edit required, a sub-committee will be assembled to review and edit
- 10 Webmaster replies
- Working with Carolina at Council on Aging - Memorandum of Understanding for the Collaboration Team
- Presentation Mutual 2 – GRF/Mutual Partnership (with Victor Rocha) - topic: Behavioral Issues
- Presentation Mutual 15 - GRF/Mutual Partnership (w/Victor Rocha) - topic: Behavioral Issues
- Presentation Mutual 14 - GRF/Mutual Partnership (w/Victor Rocha) - Topic: Behavioral Issues

### Resources Development:

- NPRA–Zoom meeting discussing the Assisted Living Waiver Program (Medi-Cal Program) and Process for low income applicants
- Optum Health Center - Alicia Nelson reached out to set up meeting
- Star Nursing Assisted Living Waiver Program advocate - Jenny Salde & Melissa Templeton
- Los Alamitos Medical Center - phone call with Susan Malouas
- City of Seal Beach Anthony Nguyen - Senior Services left message with regard to Expo Partnership
- Bridge Hospice - Kelsey Repik
- BrightStar Home Care - Derrek Laster

### Continued county and Agency Referrals:

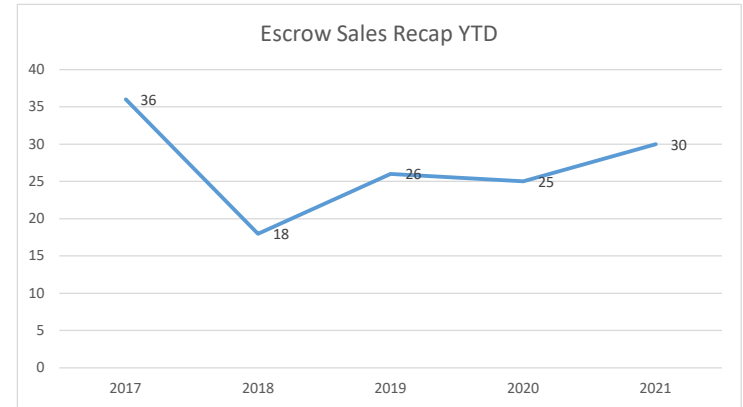
- Adult Protective Services
- Public Guardian
- Council On Aging
- Alzheimer's OC Helpline

**Stock Transfer**  
**JANAURY 2022 - Monthly Reports**

**ESCROW**

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

MLS Active Listings at time of report	33													
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ESCROW RECAP	SALES		YTD Percentage Comparisons			Avg Price Per Home	Price % Change Per Year
	Sales	Prices		Sales	Prices		
Total through January 2022	30	\$ 9,022,500	2021	2017-2021		\$ 300,750	21.22%
Total Through January 2021	25	\$ 4,444,954	2020	20%	103%	\$ 248,111	6.01%
Total through Janaury 2020	26	\$ 6,475,700	2019	-4%	-31%	\$ 234,052	-11.29%
Total through January 2019	18	\$ 4,304,990	2018	44%	50%	\$ 263,832	2.40%
Total through Janaury 2018	36	\$ 9,303,550	2017	-50%	-54%	\$ 257,655	

**Stock Transfer**  
January 2022 - Monthly Reports

**ATTORNEY TRUST REVIEWS**

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

Trust Reviews through January 2022:	25	-91.13%
Trust Reviews through January 2021:	282	

# Stock Transfer

## January 2022 - Monthly Reports

### REGISTRATIONS

MUTUAL		CAREGIVERS	DOGS	CATS	OTHERS	SERVICE	ESA
1	One	34	90	44	4	1	17
2	Two	53	98	58	5	1	11
3	Three	44	74	25	2	1	7
4	Four	23	44	31	0	1	6
5	Five	30	50	22	1	0	13
6	Six	33	72	28	0	0	5
7	Seven	21	54	30	0	0	7
8	Eight	14	48	15	1	0	10
9	Nine	43	67	19	2	1	5
10	Ten	12	34	16	1	0	3
11	Eleven	13	30	8	0	0	1
12	Twelve	40	62	32	0	1	4
14	Fourteen	27	43	17	2	1	1
15	Fifteen	38	65	29	7	0	7
16	Sixteen	1	5	8	0	0	1
17	Seventeen	11	10	2	2	0	1
Totals:		437	846	384	27	7	99

Total Pets & Animals: **1,363**

# Stock Transfer January 2022 - Monthly Reports

## TRANSFERS

TYPE OF TRANSFER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
SIMPLE TRANSFERS	19												19
MEMBERSHIP TRANSFERS	2												2
Totals:	21	0	0	0	0	0	0	0	0	0	0	0	21

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.