

**A G E N D A**  
**PRESIDENTS' COUNCIL**  
**April 7, 2022**  
**Meeting Begins at 9:00 a.m.**  
**Clubhouse Four / YouTube Live / Zoom**

**TO ATTEND IN-PERSON:** All Shareholders can attend in person at Clubhouse Four.

**TO ATTEND YOU-TUBE LIVE:** All Shareholders can attend via YouTube Live at <https://www.lwsb.com/>

**TO ATTEND VIA ZOOM:** Only Presidents and Invited Guests can attend via Zoom.

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
  - Victor Rocha, Security Services Director
  - Detective Balderrama, Seal Beach Police Department
  - Ripa Barua, Recording Secretary
4. **APPROVAL OF MINUTES FOR MEETING**
  - a. Approval of the regular meeting minutes of March 3, 2022 (pp. 2-4)
5. **GUEST SPEAKER – SEAL BEACH POLICE DEPARTMENT** **Detective Balderrama**
  - a. Seal Beach Police Activity Report and Statistics
6. **GUEST SPEAKER – SECURITY SERVICES DIRECTOR** **Mr. Victor Rocha**
  - a. Update on New Gate Access System
  - b. Schedule of Topics for Discussion in Mutual Meetings
7. **FACILITIES DIRECTOR** **Mr. Mark Weaver**
  - a. Discuss SB 1383 - Composting
  - b. Discuss Recycling & Waste Collection
  - c. Discuss Water Conservation
8. **MUTUAL ADMINISTRATION DIRECTOR** **Ms. Jodi Hopkins**
  - a. Mutual Administration Monthly Reports (pp. 5-8)
  - b. Stock Transfer Monthly Reports (pp. 9-12)
9. **COUNCIL BUSINESS**
  - a. **Unfinished Business (n/a)**
  - b. **New Business**
    - i. Update on Search for Executive Director **Ms. Susan Hopewell**
10. **PRESIDENTS' COMMENTS**
11. **ADJOURNMENT**

NEXT MEETING: Thursday, May 5, 2022, at 9:00 a.m. in Clubhouse Four / Zoom

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
LEISURE WORLD SEAL BEACH  
March 3, 2022**

The regular monthly meeting of the Presidents' Council of Leisure World Seal Beach was convened at 9:03 a.m. by President Jackie Dunagan, on Thursday, March 3, 2022, via Clubhouse Four and Zoom Tele-Video Conference.

**MEMBERS**

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 (via Phone and In-person)
MUTUAL EIGHT	Ms. Jeri Dolch
MUTUAL NINE	Ms. Beth Mayer (via Zoom)
MUTUAL TEN	Ms. Ruthann Arlart
MUTUAL TWELVE	Ms. Susan Ferraro (Mutual 12 Representative, 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)

**MEMBERS ABSENT**

MUTUAL ONE	Ms. Denise Potterton
MUTUAL ELEVEN	Mr. Patrick Henehan

**GUESTS**

MUTUAL THREE	Ms. Jan Ledbetter (via Zoom)
MUTUAL EIGHT	Ms. Sandy Weisenstein
MUTUAL NINE	Mr. Bob Walz (via Zoom)
MUTUAL TEN	Ms. Esther Cummings (via Zoom)
MUTUAL TWELVE	Ms. Rose Marie Sprague (via Zoom)
MUTUAL FOURTEEN	Mr. Bob Stefun
MUTUAL SIXTEEN	Ms. Loni Gardette (via Zoom)
MUTUAL SEVENTEEN	Mr. Peter Hayes (via Zoom)

**STAFF & GUEST SPEAKERS**

Ms. Susan Hopewell, GRF President (via Zoom)  
Mr. Mark Weaver, Facilities Director  
Ms. Jodi Hopkins, Mutual Administration Director (via Zoom)  
Mr. Jesse Crips, Recreation Director  
Ms. Kathy Thayer, Recreation Manager  
Mr. Ruben Gonzalez, Facilities Manager  
Mr. Eloy Gomez, Safety and Emergency Coordinator  
Karl Roth, CEO of Refresh Wipes (via Zoom)  
Ms. Priscilla Jimenez, Recording Secretary (via Zoom)

**STAFF & GUEST SPEAKERS ABSENT**

Ms. Julie Rodgers, Purchasing Manager  
Mr. Marcelo Mario, IT Manager  
Detective Balderrama, Seal Beach Police Department

**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 February 3, 2022 were approved, by the Council, as printed.

**GUEST SPEAKER – SEAL BEACH POLICE DEPARTMENT**

Detective Balderrama was not present.

**GUEST SPEAKER – REFRESH WIPES**

Mr. Karl Roth, CEO of Refresh Wipes, presented the product.

**The CEO of Refresh Wipes left the meeting at 10:02 a.m.**

**FACILITIES DIRECTOR**

Mr. Mark Weaver provided an update on community projects.

**The Facilities Director and Facilities Manager left the meeting at 10:04 a.m.**

**GUEST SPEAKER – RECREATION DIRECTOR**

Mr. Jesse Cripps provided an introduction on his career background.

**The Recreation Director left the meeting at 10:07 a.m.**

**GUEST SPEAKER – IT MANAGER**

Mr. Marcelo Mario was not present.

**MUTUAL ADMINISTRATION**

Ms. Jodi Hopkins provided an update for the Mutual Administration monthly reports.

**PRESIDENTS' COMMENTS**

The Presidents offered comments during the proceedings of the meeting.

**ADJOURNMENT**

President Jackie Dunagan adjourned the meeting at 10:26 a.m.

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Attest, Sue Rotter Secretary  
PRESIDENTS' COUNCIL  
PJ 03-03-2022

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

**Next Council meeting: Thursday, April 7, 2022, at 9:00 a.m., at Clubhouse Four, Zoom Tele-Video Conference and YouTube LIVE.**

# Mutual Administration

## March 2022 - Monthly Reports

### RECEPTION

DEPARTMENTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
ADMINISTRATION	10	36	17										63
DESK VISIT	87	42	107										236
DISTRIBUTION	1	4	2										7
FINANCE	7	14	25										46
GOLDEN AGE FOUNDATION	2	6	10										18
HEALTH CARE CENTER	10	4	5										19
HUMAN RESOURCES	3	15	30										48
IT	10	7	3										20
LIBRARY	6	3											9
LW NEWS	11	5	5										21
MUTUAL ADMINISTRATION	90	122	125										337
MEMBER RESOURCES	9	14	11										34
MISCELLANEOUS	10	19	19										48
PHYSICAL PROPERTY	12	11	19										42
PURCHASING	4	3											7
ON SITE SALES	1		3										4
RECREATION	9	14	10										33
RV	0	1	4										5
SECURITY	14	6	9										29
SERVICE MAINTENANCE	5	4	7										16
STOCK TRANSFER OFFICE	114	126	83										323
SUPERWIRE	3	5	6										14
TRANSPORTATION	6	4	4										14
<b>2022 Totals:</b>	<b>424</b>	<b>465</b>	<b>504</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>1,393</b>

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

MUTUAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1 One	0	7	21										28
2 Two	3	18	13										34
3 Three	25	6	3										34
4 Four	3	2	6										11
5 Five	1	16	70										87
6 Six	2	7	3										12
7 Seven	0	2	8										10
8 Eight	2	3	0										5
9 Nine	6	14	11										31
10 Ten	2	17	6										25
11 Eleven	3	4	5										12
12 Twelve	1	8	12										21
14 Fourteen	3	4	4										11
15 Fifteen	3	1	0										4
16 Sixteen	0	4	0										4
17 Seventeen	4	14	0										18
<b>2022 Totals:</b>	<b>58</b>	<b>127</b>	<b>162</b>										<b>347</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>62</b>	<b>67</b>										<b>193</b>
<b>Insurance</b>	<b>6</b>	<b>7</b>	<b>7</b>										<b>20</b>



**Mutual Administration  
March 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	\$8,946										\$11,531
Two	\$5,376	\$3,991	\$3,881										\$13,248
Three	\$6,012	\$3,045	\$1,941										\$10,998
Four	\$3,311	\$691	\$2,383										\$6,385
Five	\$4,691	\$4,819	\$1,756										\$11,266
Six	\$2,355	\$2,547	\$1,170										\$6,072
Seven	\$646	\$0	\$0										\$646
Eight	\$6,834	\$5,285	\$2,349										\$14,468
Nine	\$1,367	\$569	\$1,117										\$3,053
Ten	\$2,054	\$1,158	\$1,258										\$4,471
Eleven	\$1,250	\$504	\$0										\$1,754
Twelve	\$3,581	\$2,661	\$3,025										\$9,267
Fourteen	\$1,230	\$0	\$0										\$1,230
Fifteen	\$6,571	\$4,628	\$894										\$12,092
Sixteen	\$0	\$1,586	\$1,204										\$2,790
Seventeen	\$2,918	\$885	\$873										\$4,676
COLLECTED	\$49,488	\$33,661	\$30,797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,946
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

Collections through '22	\$113,945.87
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## MEMBER RESOURCES & ASSISTANCE LIAISON

**March 2022**

	MUTUAL	NEW CASES	CLOSED CASES	HOME VISITS	OFFICE VISITS	CALLS	COUNTY REPORTS	RESOURCE INFORMATION	SELF-REFERRAL	MUTUAL REFERRAL
1	One	1	1	0	4	21	0	18	0	1
2	Two	2	2	0	4	19	5	12	0	3
3	Three	1	1	0	4	15	1	9	0	1
4	Four	1	0	0	0	9	2	4	1	1
5	Five	2	0	0	4	21	3	5	0	3
6	Six	2	2	0	0	8	1	5	0	1
7	Seven	1	1	0	0	4	1	1	0	1
8	Eight	0	0	0	0	6	0	3	0	0
9	Nine	0	0	0	3	6	1	5	0	0
10	Ten	0	0	0	2	9	0	6	0	0
11	Eleven	0	0	0	1	5	1	1	0	0
12	Twelve	2	2	0	3	30	0	19	0	2
14	Fourteen	1	0	0	0	10	1	4	0	2
15	Fifteen	1	1	0	1	6	0	2	0	2
16	Sixteen	0	0	0	0	0	0	0	0	0
17	Seventeen	1	1	0	0	3	0	1	0	1
Totals:		15	11	0	26	172	16	95	1	18

**Cases of Food Delivered:** 254

### Projects:

- Presentation M6 – topic cognitive issues
- Collaboration Team "MOU" – ALZ/COA/APS/GAF – zoom meeting
- Expo – continued work with Katya on the invitations and flyers for distribution
- Expo – connecting with IT to begin working on registration links for invitees
- Follow up with Carolina @ Council on Aging – collaboration team
- Follow up with Mark Odom @ ALZ'OC – collaboration team & ALZ Classes
- Follow up with Kim Holland @ APS - Collaboration team
- Resource Guide – further research and focusing on "Finding a Caregiver" & "Hospice & Palliative Care"
- Meeting with COA -process flow, scheduling and on-site start date week of April 4th.
- Submitted 4 sections of the Resource Guide to Ruth Osborn at LW Weekly to begin the series

### Resources Development:

- Pavilions Concierge Free Shopping & Delivery Program – Amy Gagne
- Alzheimer's OC – Mark Odom – 3 year fed grant partnering with Optum HCC
- Sunrise Road Home program – setting up in service with Wendy Wheeler & Optum
- Rock steady Boxing – John c. – talks about bringing Senior boxing exercise program
- Meeting with Alzheimer's OC – S. Hopewell, M. Gerber – Fed Grant Program presentation from Alz
- Memorial Care/Long Beach Med Ctr Shuttle Program – Leslie Castelo & Chris Arias
- Living Well home care – Donata McCulloch
- Angel Connection Nursing Care – Olive Ibanez
- Ziba Hospice – Olive Ibanez
- OC Hoarding Task Force meeting on Zoom
- Senior Helpers – Steven Nichers
- Meeting with Optum, Alicia Nelson & Alzheimer's Mark Odom– Grant Application
- Pathway – Tammy and Robert and GAF connecting w/Pathways
- Safety First – Ann Smith Lift & Assist information
- Westmont AL – Grand Opening event
- City of Seal Beach Zoom Meeting - EXPO

### Continued county and Agency Referrals:

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

### Employee Training

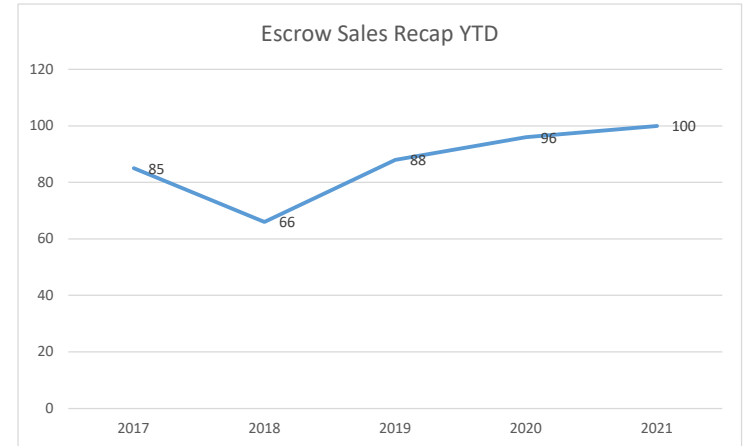
- Sexual Harassment Prevention Training Completed 3/11/2022 – Certificate forwarded to HR.



## Stock Transfer March 2022 - Monthly Reports

### ESCROW

MUTUAL		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1	One	4	3	7										14
2	Two	4	3	3										10
3	Three	1	1	1										3
4	Four	6	0	5										11
5	Five	2	4	1										7
6	Six	2	1	3										6
7	Seven	1	2	0										3
8	Eight	4	0	2										6
9	Nine	0	0	2										2
10	Ten	0	1	3										4
11	Eleven	2	1	2										5
12	Twelve	1	5	1										7
14	Fourteen	2	6	3										11
15	Fifteen	1	1	5										7
16	Sixteen	0	0	1										1
17	Seventeen	0	1	2										3
TOTALS:		30	29	41	0	0	0	0	0	0	0	0	0	100
MLS Active Listings at time of report		33	30	25										



ESCROW RECAP	SALES		YTD Percentage Comparisons			Avg Price Per Home	Price % Change Per Year
	Sales	Prices		Sales	Prices		
Total through March 2022	100	\$ 9,022,500	2022	2017-2021		\$ 90,225	-63.64%
Total Through March 2021	96	\$ 25,643,542	2021	4%	-65%	\$ 248,111	6.01%
Total through March 2020	88	\$ 21,192,063	2020	9%	21%	\$ 234,052	-11.29%
Total through March 2019	66	\$ 16,072,790	2019	33%	32%	\$ 263,832	2.40%
Total through March 2018	85	\$ 22,747,099	2018	-22%	-29%	\$ 257,655	

# Stock Transfer

## March 2022 - Monthly Reports

### REGISTRATIONS

MUTUAL		CAREGIVERS	DOGS	CATS	OTHERS	SERVICE	ESA
1	One	35	90	43	8	1	18
2	Two	50	98	58	5	1	11
3	Three	45	76	26	2	1	8
4	Four	26	46	33	0	1	6
5	Five	21	48	22	1	0	13
6	Six	38	73	27	0	0	6
7	Seven	22	57	29	0	0	7
8	Eight	14	48	15	1	0	10
9	Nine	46	66	19	2	1	6
10	Ten	11	38	18	1	0	3
11	Eleven	12	31	8	0	0	1
12	Twelve	39	62	33	0	1	15
14	Fourteen	29	41	18	2	1	2
15	Fifteen	46	64	29	7	0	8
16	Sixteen	8	5	8	0	0	1
17	Seventeen	10	10	2	2	0	1
Totals:		452	853	388	31	7	116

**Total Pets & Animals: 1,395**

# Stock Transfer

## March 2022 - Monthly Reports

### TRANSFERS

TYPE OF TRANSFER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
SIMPLE TRANSFERS	19	14	14										47
MEMBERSHIP TRANSFERS	2	1	2										5
Totals:	21	15	16	0	0	0	0	0	0	0	0	0	52

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

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

**Stock Transfer**  
**March 2022 - Monthly Reports**

**ATTORNEY TRUST REVIEWS**

MUTUAL		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
1	One	8	1	1										10
2	Two	3	3	5										11
3	Three	2	1	2										5
4	Four	1	1	2										4
5	Five	4	1	4										9
6	Six	0	3	2										5
7	Seven	1	0	1										2
8	Eight	0	2	4										6
9	Nine	1	2	1										4
10	Ten	1	2	0										3
11	Eleven	0	2	1										3
12	Twelve	2	1	3										6
14	Fourteen	0	0	1										1
15	Fifteen	1	1	4										6
16	Sixteen	0	0	0										0
17	Seventeen	1	0	2										3
Totals:		25	20	33	0	0	0	0	0	0	0	0	0	78

Trust Reviews through March 2022:	78	20.00%
Trust Reviews through March 2021:	65	