



BOARD OF DIRECTORS MEETING MINUTES GOLDEN RAIN FOUNDATION

CALL TO ORDER

President Marsha Gerber called the regular monthly meeting of the Board of Directors of the Golden Rain Foundation (GRF) to order at 10:10 a.m. on Tuesday, September 26, 2023, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Senior Director of Facilities Mark Weaver led the pledge.

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held on August 24, 2023, during which the Board of Directors discussed some or all of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

ROLL CALL

Following the roll call, Corporate Secretary Carol Levine reported that Directors Gambol, Weber, Jacquelin, Habel, Gerber, Vienna, C. Thompson, Levine, Jablonski, Damoci, Melody, Hamblin, Isom, and Massetti were present.

Director W. Thompson arrived at 10:15 a.m.

Directors Nugent and Hopewell were not present.

Fifteen Directors participated, representing a quorum of the voting majority.

Executive Director Jessica Sedgwick, Senior Director of Facilities Mark Weaver, Recreation Director Jesse Cripps, and Executive Coordinator Tia Makakaufaki were also present.



SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Council Member Nathan Steele updated the proceedings of the Seal Beach City Council.

SHAREHOLDER/MEMBER COMMENTS

Per Policy 5610, Participation by Foundation Members, members may comment before the beginning of business. Requests must be registered in advance of the meeting. The Open Meeting Act allows the Board of Directors to establish reasonable time limits for the open forum and for speakers to address the board. Time limits per speaker are limited to:

- There is a 3-minute limit per speaker when there are fewer than 15 speakers.

Twelve comments were made at the meeting, and there were no written comments submitted before the meeting.

CONSENT AGENDA

The GRF Board of Directors Minutes August 22, 2023; Accept the Interim Financial Statements for July 2023 for Audit; Accept the Reserve Funds Investment Purchase; Approve Transfers of Funds for GRF per; Civil Code 5502; Ratify the Alzheimer's OC Lease Agreement; Approve Sewer Preventive Maintenance Three-Year Contract; Rescind Policy 40-5522-3 -Safe Deposit Boxes were approved as presented.

Add to the Agenda: Speed Cushion Change Order

First: Nick Massetti

Second: Carole Damoci

To return Speed Cushion Change Order to the agenda.

Four Directors and the Senior Director of Facilities spoke on this motion.

The motion passed with two no votes (Directors W. Thompson and Jablonski).



GENERAL

Adopt a Strategic Spending Outline

To accept the 2024 Strategic Spending Outline as a guide to the GRF's Capital Fund spending priorities in the 2024 fiscal year.

First: Lee Melody

Second: Marsha Gerber

Four Directors and the Executive Director spoke on this motion.

The motion failed with one abstention (Director Habel) and twelve no votes (Directors Gambol, Weber, Jacquelin, Vienna, C. Thompson, Levine, Jablonski, W. Thompson, Damoci, Melody, Hamblin and Isom)

Approve a Three-Year Contract for Community Facilities and Golf Course Landscape

In exception to policy 40-5506-3, Request for Proposal Requirement, I move to extend the current J&J Landscaping proposal for community facilities and golf course landscape maintenance contracts until December 31, 2026, increasing the monthly payment by \$700 for each of the two accounts in each of the three succeeding calendar years of the contract, and authorize the President to sign the contract. The total cost for the three-year contract shall not exceed \$1,286,400.

First: Nick Massetti

Second: Camille Thompson

Six Directors and Senior Director of Facilities spoke on this motion.

The motion passed with one abstention (Director Hamblin).



Approval of Pickleball Club Tournament

To temporarily waive provisions of Policy 70-1506 prohibiting non-Members from using the Multipurpose Courts, allowing guests from the Laguna Woods Pickleball Club to participate in a pickleball tournament in LWSB hosted by the Leisure World Pickleball Club.

First: Donna Gambol

Second: Edward Jablonski

Two Directors spoke on this motion.

The motion passed with one abstention (Director Hamblin).

CAPITAL FUNDING

Capital and Reserve Funds Balance Sheet.

The Board members reviewed the balance sheet.

Speed Cushion Change Order

To instruct JB Bostick to install one speed cushion instead of accepting a change order for an increased material charge of \$12,573 for the initially contracted three-speed cushions and authorize the President to sign the change order to the current contract.

First: Nick Massetti

Second: Carole Damoci

Eleven Directors, the Executive Director, and the Senior Director of Facilities spoke on this motion.

The motion passed with two no votes (Directors W. Thompson and Hamblin).

RESERVE FUNDING

Administration Building HVAC Reroute

Proposed Resolution: To award a \$14,500 contract to Greenwood Heating and Air to reroute ductwork and install thermostats in three upstairs office areas in the Administration Building, adding a 10% contingency for a total cost not to exceed \$15,950, Reserve Funding and authorize the President to sign the contract.



First: Susan Jacquelin
Second: Edward Jablonski

Four Directors and Senior Director of Facilities spoke on this motion.

The motion passed unanimously.

Phase One - Channel Fence Replacement

Proposed Resolution: To award a \$99,000 contract to Quality Fence to remove and replace approximately 2,000 linear feet of chain link fence at the channel and add a 20% contingency (city and county permits and plant removal) for a total cost not to exceed \$118,800 Reserve Funds and authorize the President to sign the contract.

First: Carole Levine
Second: Carol Damoci

Nine Directors and Senior Director of Facilities spoke on this motion.

The motion passed unanimously.

Clubhouse One Renovation

To award contracts for Clubhouse One work to Hutton Painting for \$52,400 to repaint the interior and exterior, including the shuffleboard court (Reserve Funding); and to Pacific 3 Electric for \$71,990 to replace the lobby and main room lighting fixtures (Reserve Funding), for a cost not to exceed \$136,829, including a 10% contingency. I further move to award a contract to Custom Glass for \$74,060 to replace the windows on the lobby's north and south sides and the main room (Reserve Funding), with the contract to be executed after January 1, 2024, for a cost not to exceed \$81,466, including a 10% contingency, and authorize the President to sign the contracts.

First: Daniel Weber
Second: Lee Melody

One Director spoke on this motion.

The motion passed with two no votes (Directors Hamblin and Isom).



GOVERNING DOCUMENTS

Amend policy 40-5520-1 – Reserves

This item was removed from the agenda.

Amend policy 40-5061-2 – Fees

To amend GRF Rule 40-5061-2, Fees, renaming it Membership and Residency Fees, and changing its number to 14-5061-2.

First: Nick Massetti

Second: William Thompson

The motion failed with thirteen no votes (Directors Gambol, Weber, Jacquelin, Habel, Gerber, Vienna, C. Thompson, Levine, Jablonski, Damoci, Melody, Hamblin, and Isom).

COST RECOVERY

Amend 40-3182-2 – Member/Owners and Renter/Lessee Fines – Fees and Deposits

To amend GRF Rule 40-3182-2, Member/Owner and Renter/Lessee Fines, Fees, and Deposits, renaming it Leasing Fees, and changing its number to 14-3182-2.

First: Susan Jacquelin

Second: Carol Levine

Five Directors and the Executive Director spoke on this motion.

The motion passed with one no vote (Director Vienna).

TENTATIVE VOTE: Amend 10-2000-2 – Consolidated Fee Schedule

To tentatively amend section 1.3. of Rule 10-2000-2, Consolidated Fee Schedule, standardizing the per-square-foot parking rental charge among all sizes of recreational vehicles and accepting the additions of other established fees into the 10- 2000-2 document pending a final decision by the GRF Board of Directors on October 24, 2023, as presented.

First: William Thompson

Second: Donna Gambol



Twelve Directors, the Executive Director, and the Recreation Director spoke on this motion.

The motion passed with one abstention (Director Melody) and four no votes (Directors Massetti, Isom, Vienna, and Damoci).

AD HOC REPORT

1.8 Ad Hoc Committee

Chair Damoci updated Board members with information about the 1.8 Ad Hoc Committee.

ADJOURNMENT

The meeting was adjourned at 12:50 a.m.

A handwritten signature in black ink, appearing to read "Carol Levine", is written over a horizontal line.

Carol Levine, Corporate Secretary
Golden Rain Foundation
TM:09-26-23