

**MINUTES OF THE ANNUAL HOMEOWNERS MEETING
SEAL BEACH MUTUAL SEVENTEEN
June 25, 2019**

The Annual Homeowners Meeting of Seal Beach Mutual Seventeen, a California corporation, was called to order by President Gassman at 10:02 a.m. on Tuesday, June 25, 2019, in Clubhouse 4.

PLEDGE OF ALLEGIANCE

Vice President Hayes led the *Pledge of Allegiance*.

QUORUM

President Gasman advised that a quorum was present, either in person or by ballot, and she declared the meeting officially in session.

CERTIFICATION OF NOTICE OF MEETING

Secretary Schumacher read the Certification Notice:

I, Regine Schumacher, Secretary for Seal Beach Mutual No. Seventeen, hereby certify that the Notice of Stockholders' Meeting and Ballots were mailed in accordance with Article IV, Section 4, of the Bylaws of said Corporation to all subscribers of common stock as of May 26, 2018.

INTRODUCTION OF CANDIDATES

The 2019–2021 candidates were introduced as follows:

Norma L. Poe (Incumbent)
Regine Schumacher (Incumbent)

CLOSING OF NOMINATIONS

President Gassman called for nominations from the floor. There being no further nominations, President Gassman requested a motion to close the nominations. Upon a MOTION duly made by Eugene Badzey, Unit 51-A, and seconded by Marty Williams, Unit 5-A, it was

RESOLVED, That the nominations be closed.

The MOTION passed.

BALLOTING

Ms. Cheryl Wilson from Accurate Voting Services thanked the Mutual for the opportunity to provide this election procedure for the Mutual. They are the outside independent election service company that was selected to create the ballot, mail the ballot to the shareholders, and receive the return ballots to be opened today to determine Mutual Seventeens new Directors.

President Gassman announced that the voting was now closed. She asked that any interested shareholders may accompany Accurate Voting Services to the counting area to observe the counting of the ballots, and the results of the election will be posted on the main doors of all the clubhouses. President Gassman also announced, that at the completion of the Annual Shareholders meeting, the Mutual Seventeen Board of Directors will hold its Organizational meeting to elect officers.

MINUTES

President Gassman asked for a motion to dispense with reading the minutes of the last Annual Homeowners Meeting held on June 26, 2018, and that they be approved as printed and distributed. Upon a MOTION duly made by Tyler Jones, Unit 63-B and seconded by Henry Broadbent, Unit 1-A, it was

RESOLVED, That the Annual Homeowners' Meeting minutes of June 26, 2018 be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Hayes introduced the current 2018-2019 Board members:

Cathy Gassman, President
Peter Hayes, Vice President
Regine Schumacher, Secretary

Nick Massetti, Treasurer
Norma Poe, Director

President Gassman then introduced the Golden Rain Foundation Representative, Perry Moore; Executive Director, Randy Ankeny (absent); Mutual Administration Director, Jodi Hopkins and Mutual Recording Secretary Kheara Aquino.

PRESIDENT'S REPORT

Mr. Gassman presented her report (attached).

VICE PRESIDENT'S REPORT

Mr. Hayes presented his report (attached).

SECRETARY'S REPORT

Ms. Schumacher read her report.

TREASURER'S REPORT

Mr. Massetti read his report.

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

Mr. Moore presented his report (attached).

EXECUTIVE DIRECTOR'S REPORT

In Mr. Ankeny's absence his report was submitted (attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins presented her report (attached).

A brief recess was called from 10:24 a.m. to 10:39 a.m., to complete the tabulation of votes.

ELECTION RESULTS

Accurate Voting Services, Inc., reported the following results of the election to the shareholders present. With 83 members representing 71% of the total voting power in Seal Beach Mutual No. Seventeen the following candidates were elected for the 2019-2020 term of office. Norma L. Poe elected with 69 votes, for a two-year term; and Regine Schumacher elected with 67 votes, for a two-year term.

AMENDING DECLARATION OF CC&Rs VOTE

With a majority needed of 87 "yes" votes, the measure of *Amending Declaration of CC&R's* failed with 71 "yes" votes and 7 "no" votes and 5 abstentions.

BYLAWS AMENDMENT VOTE

With a majority needed of 60 "yes" votes, the measure of *Amending and Restating of Bylaws* passed with 70 "yes" votes and 9 "no" votes and 4 abstentions.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:40 a.m.

Attest, Norma Poe, Secretary
SEAL BEACH MUTUAL SEVENTEEN
ka: 7/09/19
Attachments

(These are tentative minutes, subject to approval by the Shareholders at the next Annual Shareholders meeting.)

DRAFT

PRESIDENTS REPORT
ANNUAL MEETING JUNE 25, 2019

It is been my pleasure to serve as Mutual 17's President for the last year. Thanks to Peter Hayes for his tutelage and support, I have learned a great deal on how to run a Mutual successfully. Thank you Peter. I also want to thank Nick Massetti for his contributions to our Board, however, he has moved on and is now our GRF representative. Thank you Nick. We have appointed our former GRF representative, Perry Moore, to fill the seat vacated with the election of Nick Massetti to the GRF board. I also want to thank our other Directors, Regine Schumacher and Norma Poe for their contributions as well.

I want to take this opportunity to thank all the GRF staff. Thank you Randy, Jodi and all the capable assistants who always took the time to graciously help me and answer all my questions. You are all appreciated.

I am hopeful that the residents of Mutual 17 are pleased with the Boards efforts to continue to make Mutual 17 a great place to live.


Cathy

Mutual 17 Annual Meeting, June 25th, 2019

Vice-President's Report

Fellow Board members, residents and guests. Good morning and welcome to our Annual Meeting. To those residents who managed to find the time and motivation to attend this morning, thank you for your interest.

As vice-president I really haven't had to exert myself very much this last year since Cathy has been doing such a great job running the Mutual as President.

Most of my efforts have been focused on taking care of the day-to-day physical property requirements of the Mutual. As our buildings get older, like us, it seems as though there are more items which need attention to keep things functioning as efficiently as possible.

As I have been reporting for the past few years our hot water boiler system is about at the end of its anticipated useful life. While I was spending a few weeks lolligagging in hospital and rehab Cathy and the rest of the Board, with the able assistance of our inspector, Mark, solicited bids for a new system and selected a contractor to perform the necessary work. (maybe I should stay away more often !)

We should be seeing some activity on this project in the next few months. The work will require that each hot water system be shut down for at least one full day. We will post notices with more details as the time approaches.

Our balcony repainting is an ongoing program and David Harris has now completed about 94% of the units. This may be a good time to remind all residents to make sure they wash down their balcony rails every few weeks so that the bird poop does not eat away the paint.

We recently replaced 3 washing machines and 1 dryer. The new units are Maytag commercial grade machines so it will be interesting to see how long they last.

Last year the Orange County Fire Authority conducted a much more thorough inspection than they have ever done before and found a lot of infractions which we were required to correct before they would give us a compliance certificate. That is why we had to remove all the hold-open catches from the lobby doors. We also had to have a licensed contractor check every sprinkler head in every unit and there were quite a few that we had to replace, usually because they had been painted

along with repainting of the ceiling. That renders them unacceptable. If you have any painting done in your unit make sure they don't get any paint on the sprinkler heads, otherwise you will be charged to replace them.

We hear from some residents that they don't understand why we have to continually increase the monthly payment. Well, here's a good example. Since we had to remove the hold-open catches on the lobby doors it was necessary to install automatic door openers, which cost approximately \$18,000. That works out at roughly \$12 per unit per month. And that's just for one unanticipated project. So far this year we have been required to replace the sprinkler heads in the garage - all 400 of them (!) - together with some repair work to the fire alarm panels. Complying with all these pesky regulations and keeping the Mutual's aging buildings in good condition does not come cheap.

That's enough good news for one year.

A handwritten signature in black ink, appearing to read "Peter", is written above a horizontal line.

Peter Hayes, Vice President
Physical Property Chair

**MUTUAL SEVENTEEN ANNUAL MEETING
GOLDEN RAIN REPRESENTATIVE'S REPORT**

June 25, 2019

I am happy to have this opportunity to thank all the volunteers who contribute their time and effort, not only for the Mutuals but for all of Leisure World. I thank the Mutual 17 Board Members for their service. I'd like to particularly recognize the Mutual Administration staff, as well as Linda Stone for her leadership and the GRF Board of Directors for their hard work.

If any of our shareholders have concerns, please share them and suggest possible solutions; the most effective way to do this is by letter, to the appropriate GRF Committee.

During the past year, I served as Chair of the Health Care Center Advisory Board, Vice Chair of the Recreation Committee and as a member of the Communications and the Mutual Administration Committees Facilities and Amenities Ad hoc Committee.

A recap of the year's activities are itemized in the Annual report. This report is the collective work of the GRF Board, representing the major activities of the Golden Rain Foundation. The Annual Report is available on the GRF web site. Go to www.lwsb.com, click on the "Golden Rain Foundation" upper tab, click on "documents" on the fly out.

Thank you to the Mutual Seventeen shareholders for their support. After six years on the GRF Board of Directors, the time has come for me to leave. I will not forget the excellent working relationships with my colleagues. For those of you who moving to other endeavors, I wish you the very best, and for those who will stay, I wish you much success in your deliberations.

Respectfully submitted,

Perry Moore
GRF Representative
Mutual Seventeen



GRF Executive Directors Annual Meeting Report

Dear Mutual Seventeen,

As we look back at the 2018/19 term, remembering our accomplishments while always reflecting on our half a century as a premier community, but we are also inspired and excited by our future. We look to continue to engage the community for your input and support of GRF's mission:

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

Over the years, I have come to see our community as a family. Family is a group of people who share a passion and a vision or simply care deeply for another person. At Leisure World Seal Beach, we are a large and diverse family of Shareholders/Members neighbors, community leaders, staff and friends.

A very sincere thank you to Mutual Seventeen, GRF representative, Perry Moore, and the Board members of Mutual Seventeen; you unselfishly volunteer your time to serve on a Board. The care and concern you show to your fellow Shareholders, is an inspiration for us all.

You treat everyone with respect and kindness, no matter what the situation is. Your collective accomplishments in helping and serving our community does not go unnoticed. The key to success rests in you, who embody the spirit of community by unselfishly asking "what may I do for you"?

I and the staff of GRF, thank you for the lasting friendships gained working with you; we are stronger, better, committed and passionate about our mission. Our standards of success are high and today is a great opportunity be able to celebrate our community and be grateful for our achievements.

We look forward to working with the Boards to ensure that our community continues to prosper and thrive for the mutual benefit of all Shareholders and Members.

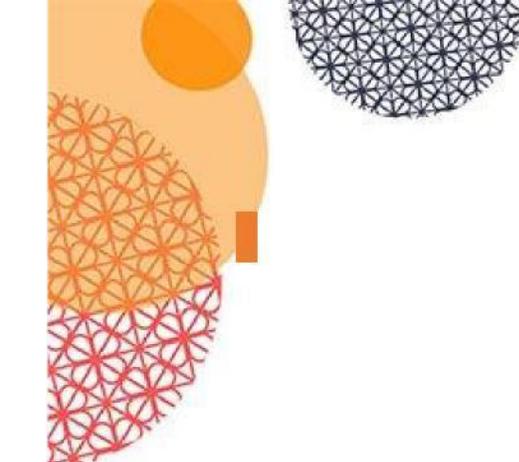
Thank you again for your support and partnership and, most importantly, for allowing my staff and I to be a part of your community and, especially, part of your lives.

With gratitude,

Randy Ankeny, Executive Director

"Without a sense of caring, there can be no sense of community"

Anthony J. D'Angelo



Annual Mutual Shareholders' Meeting 2019

We've come through another great year that was filled with both challenges and victories. How reassuring it has been to know that we can count on all our efforts.

Let's take this opportunity and thank everyone for all the efforts throughout the year. The greatest gift you can give is your time. Volunteers give their time and are the lifeblood of any Community. The work you have accomplished emphasizes the values and priorities of your Community. I truly enjoy each meeting, the conversations that are had and the valuable information that is shared.

Thank you to the Mutual Board of Directors. For you this is an add-on to the many things you do including your career, your family, your social life and other volunteer opportunities. Thank you for always answering our calls, responding to our emails and bringing your dedication, loyalty, commitment, experience and resources to the job of making life better for all of us.

Our team of staff members, along with the new or returning Mutual Directors, are willing to take on another year to continue the growth of our Community by incorporating everyone and working for the good of all.

Thank you to the GRF Board of Directors, more specifically your GRF Representative.

Our Executive Director, Mr. Randy Ankeny – Thank you for your vision, your extraordinary ability and leadership to guide us always. We appreciate the efforts made by you. With your leadership, we look forward to the next year working with the Board to continue to have many successful years. My sincere appreciation and gratitude.

Thank you to everyone for your part in our journey.

In the words of John E. Southard, let me say, *"The only people with whom you should try to get even with are those who have helped you."*

Sincerely,

Jodi Hopkins

Mutual Administration Director

