

**MINUTES OF THE ANNUAL HOMEOWNERS MEETING
SEAL BEACH MUTUAL SEVENTEEN
August 25, 2020**

The Annual Homeowners Meeting of Seal Beach Mutual Seventeen, a California corporation, was called to order by President Gassman at 10:22 a.m. on Tuesday, August 25, 2020, in Clubhouse 4.

PLEDGE OF ALLEGIANCE

Director Perry Moore 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 Poe read the Certification Notice:

I, Norma Poe, Secretary for Seal Beach Mutual No. Seventeen, hereby certify that the Notice of Homeowners' Meeting and Ballots were mailed to all Seal Beach Mutual Seventeen Homeowners as of July 26, 2020.

INTRODUCTION OF CANDIDATES

The 2020–2022 candidates were introduced as follows:

Catherine Gassman	(Incumbent)
Keith Goodner	(New)
Peter Hayes	(Incumbent)
Nick Massetti	(New)
Perry Moore	(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 Tyler Jones, Unit 63-B, and seconded by Keith Goodner, Unit 87-A, it was

RESOLVED, That the nominations be closed.

The MOTION passed.

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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 informed shareholder that they were welcome to observe the counting process on the monitors. She also informed shareholders that the counting of the ballots would be shown live on YouTube.

POSTING RESULT

President Gassman stated that within 15-days of the election, the Board will publicize the results of the elections in a communication directed to all shareholders. Results of the elections would also be posted on the main doors of all clubhouses upon completion of the final tally of ballots.

MINUTES

President Gassman asked for a motion to dispense with reading the minutes of the last Annual Homeowners Meeting held on June 25, 2019, and that they be approved as printed and distributed.

Upon a MOTION duly made by Michong Gilbert, Unit 47-A and seconded by Keith Goodner, Unit 87-A, it was

RESOLVED, That the Annual Homeowners' Meeting minutes of June 25, 2019 be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Gassman introduced the current 2019-2020 Board members:

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

Norma Poe, Secretary
Perry Moore, Director

President Gassman then introduced the Golden Rain Foundation Representative, Nick Massetti; Executive Director, Randy Ankeny; Mutual Administration Director, Jodi Hopkins, and Recording Secretary Ripa Barua.

PRESIDENT'S REPORT

Mr. Gassman presented her report (attached).

VICE PRESIDENT'S REPORT

Mr. Hayes presented his report (attached).

SECRETARY'S REPORT

Mrs. Poe presented her report.

TREASURER'S REPORT

Mrs. Schumacher presented her report (attached).

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

Mr. Massetti presented his report.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny presented his report (attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins presented her report (attached).

A brief recess was called from 10:42 a.m. to 10:53 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 8394 members representing 74% of the total voting power in Seal Beach Mutual No. Seventeen the following candidates were elected for the 2020-2022 term of office. Catherine Gassman elected with 73 votes, for a two-year term; Peter Hayes elected with 60 votes; and Perry Moore elected with 53 votes, for a two-year term.

ANNOUNCEMENT

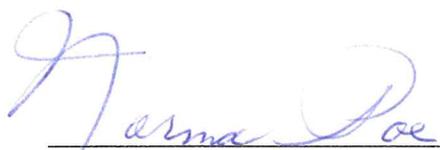
President Gassman announced that the counting of the ballots have been completed, the newly elected Mutual Seventeen Board of Directors will hold its Organizational meeting to elect officers.

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ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:55 a.m.



Attest, Norma Poe, Secretary
SEAL BEACH MUTUAL SEVENTEEN
Rb: 08/27/2020
Attachments

**ANNUAL MEETING MUTUAL 17
AUGUST 25, 2020**

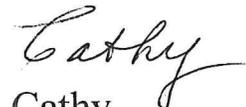
PRESIDENT'S REPORT

This year has certainly been a challenging one. Who would have believed that we were to add to our wardrobes an arsenal of face masks! A Director's duties and day to day challenges do not go away. Even though we are under strict COVID guidelines, we must continue to protect our property.

Did you consider the skills it takes to perform a volunteer Director's job? One must not only be knowledgeable and flexible but also compassionate and calm. Not to mention being on call 24/7. I want to thank my current board for helping me with those day to day challenges. I also want to thank the GRF staff, along with Randy and Jodi who are always available to help us perform our duties according to the rules and regulations. Our secretaries perform their duties with professionalism and I can always count on them to be there for me whenever I need an answer.

You will hear from Peter Hayes about the various projects and improvements we have accomplished this year. If I am re-elected, I along with the Board will continue to strive to improve the property values in Mutual 17.

Thank you for allowing me to be of service.


Cathy

Mutual 17 Annual Meeting, August 25th, 2020

Vice-President/ Physical Property Report

Fellow Board members residents and guests, welcome to our Annual Meeting, wherever you are.

Well, to say that things have been somewhat different this last year from previous years would be a masterpiece of understatement, but somehow we are managing to keep the Mutual running, despite all the very unusual circumstances we find ourselves faced with.

The buildings are still standing, the landscaping is looking fantastic (thanks to our new contractor) and we are all looking forward to the removal of some of the constraints we are presently operating under.

At the 2019 Annual Meeting I mentioned that we were in the process of finding a suitable contractor to replace our aging hot water boiler systems. That project was completed soon afterwards and it was accomplished with only minor disruptions to the hot water supply. We have just recently awarded a contract for ongoing maintenance of the new system and we look forward to having an efficient and smooth operating installation for many years to come.

David Harris has been doing touch up work on quite a few balconies as an ongoing project. A couple had to be totally redone because of really bad damage to the railing and door paintwork—mainly on south and west facing units, which really take a beating from the afternoon sun.

David has also been doing quite a lot of touch up work in the lobbies of all 3 buildings recently, mainly due to scrapes on the various door jambs. If we had doors that were twenty feet wide there would still be some people who couldn't make it through without damaging the adjacent walls!

Those of you who get your exercise by walking up /down the stairs may have noticed that the center stairwell is much brighter now. David and I (mostly David) recently replaced all the lights with new LED fixtures. These are much brighter and they don't have tubes like the old ones did so there's nothing to replace.

I notice some of the balconies are beginning to look more like junk storage areas. If yours is one of them please clean it up.

That's all for now. Hope to see you next year under much less trying circumstances.


Peter Hayes

Treasurer's Report

August 25, 2020

Madam President, members of the Board of Directors and Residents of Seal Beach Mutual 17.

As of July 31, 2020, the Mutual year-to-date income was \$348,363 and the year-to-date expenses were \$338,827. So our year-to-date income exceeded our expenses by \$9,536.

Respectfully submitted,

Regine Schumacher



2019/2020 Executive Directors Annual Report

“There are far better things ahead than we leave behind”

C.S. Lewis

What a heartening quote to sum up the optimism our community feels regarding the effect the of the COVID-19 pandemic- “...there are far better things ahead...” The 2019/2020 Board term has truly been courageous in our collective fight against COVID-19 and in recognizing that we have reached that point in the communities life where we can no longer just place another coat of paint over our problems, but must make the difficult decisions to renew and rebuild, constructing a new, stronger foundation to serve our community well into the future.

Throughout this term, during periods of challenges and change, we have shown our resiliency. Together we are enduring a world changing event; with Coronavirus, we planned, we stayed calm and, most importantly, we are standing together as a community of friends and neighbors.

There are turning points in the life of a community, especially as a community ages past the fifty-year point. Many communities begin to fail and fall into disrepair with depreciating values, simply because Boards have not planned and could not respond to needed change. They could not meet a challenge. They could not change their current trajectory. They could not break free of old commitments and obligations. They did not have the strength.

Strength is a vital component to serve on a Board. We are blessed with caring volunteers who freely give their time to serve their fellow shareholder/members. Our Board members worked together establishing prudent financial planning, creating greater strength, greater courage, greater self-confidence, and greater transparency in what must done to protect and enhance the lifestyle and property values of our community.

Our strength is in working together, building consistency, building consensus regarding the tasks that had to be done, building the resolve to take risks, building the resolution to communicate with people and to unwaveringly address difficulties and dilemmas, building the skill to maintain community responsibilities even when the

actions may impinge upon a few, comprehending that it's the mutual benefit of a majority of the members that counts. This is foundation building for our future and the challenges that will be met and overcome together.

I want to express my sincere gratitude to the Mutual and GRF Board members for your service. Board service is the toughest volunteer role and you took on your Board duties with dedication, grace, and commitment.

My team and I are proud to be part of your community and your lives. Daily I see resilient, strong, and very compassionate people all working together.

We currently are facing times of uncertainty, but also a time of great promise. Yes, there are far better things ahead.

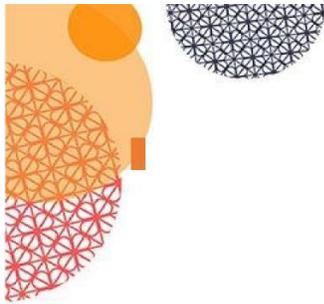
Best Regards,



Randy Ankeny, Executive Director

GRF, Seal Beach, CA

Together
We're making
a difference



Annual Mutual Shareholders' Meeting 2020

The GRF provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.

Give me a platform and I am going to pick a few moments to celebrate our successes over the last year: please feel free to cheer with us because this has been by far the most difficult year. This pandemic has been an eye-opener for all of us. Moving into uncharted territory as we begin to reopen services requires innovation from us all. If it were not for technology, we would not have learned a new platform zoom; it was difficult at first and we are experts now! It has been a survival kit for us to continue to conduct the Mutual business. How reassuring it has been to know that we can count on all our efforts.

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.

Thank you to the Mutual Board of Directors, 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. We will continue to have many successful years.

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

Thank you to our truly outstanding Executive Director, Mr. Randy Ankeny – whose leadership and vision steered us from day one. Thank you for your extraordinary ability and leadership to guide us always. We appreciate the efforts made by you. With your guidance we are ready to meet the coming challenges.

In closing, my sincere appreciation and gratitude. Thank you to everyone for your part in our journey.

Sincerely,

Jodi Hopkins, Mutual Administration Director

