

**MINUTES OF THE ANNUAL HOMEOWNERS MEETING
SEAL BEACH MUTUAL SEVENTEEN
JUNE 22, 2021**

The Annual Homeowners Meeting of Seal Beach Mutual Seventeen, a California corporation, was called to order by President Gassman at 9:59 a.m. on Tuesday, June 22, 2021, 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

President Gassman on behalf of Secretary Poe read the Certification Notice:

I, Cathy Gassman, President 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 May 20, 2021.

INTRODUCTION OF CANDIDATES

The 2021–2022 candidates were introduced as follows:

Keith Goodner
Regine Schumacher (Incumbent)
Marty Williams

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 Susan Crockett, Unit 71-B, and seconded by Eugene Badzey, Unit 51-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 Homeowners, 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 Homeowners that they were welcome to observe the counting process on the monitors. She also informed Homeowners that the counting of the ballots would be shown live on Zoom.

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 Homeowners. 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 August 25, 2020, and that they be approved as printed and distributed.

Upon a MOTION duly made by Glenn Brazeal, Unit 125-C and seconded by Tyler Jones Unit 63-B, it was

RESOLVED, That the Annual Homeowners' Meeting minutes of August 25, 2020 be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Gassman introduced the current 2020-2021 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; Portfolio Specialist, Anna Gamboa; and Recording Secretary Josh Monroy.

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 a verbal report.

TREASURER'S REPORT

Mrs. Schumacher presented a verbal report.

PHYSICAL PROPERTY REPORT

Mr. Hayes presented his report (attached).

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

Mr. Massetti presented a verbal report.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny presented his report (attached).

PORTFOLIO SPECIALIST REPORT

Ms. Gamboa presented her report (attached).

A brief recess was called from 10:21 a.m. to 10:43 a.m., to complete the tabulation of votes.

ELECTION RESULTS

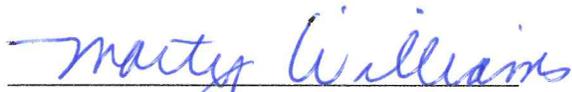
Accurate Voting Services, Inc., reported the following results of the election to the Homeowners present. With 77 units representing 61% of the total voting power in Seal Beach Mutual No. Seventeen the following candidates were elected for the 2021-2022 term of office. Keith Goodner elected with 51% of votes; Marty Williams elected with 55% of votes; and Regine Schumacher was not elected but received 34% of votes. Additionally, two ballots were cast that abstained from voting: and three quorum only.

ANNOUNCEMENT

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

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:45 a.m.



Attest, Marty Williams, Secretary
SEAL BEACH MUTUAL SEVENTEEN
JM: 06/30/2021
Attachments

**ANNUAL MEETING MUTUAL 17
JUNE 22, 2021**

PRESIDENT'S REPORT

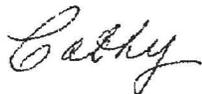
I am happy that, unlike last year's annual meeting, we are not under restrictions due to the pandemic. Hopefully, things will get back to normal. Difficult as last year was, our Board stood strong and took care of all the needs of Mutual 17. My sincerest of thanks and appreciation to all my fellow Board members for their time and assistance.

I would like to take this opportunity to thank our Executive Director Randy Ankeny and also our Mutual Administration Director Jodi Hopkins and our Portfolio Specialist Anna Gamboa. We are also thankful for all the capable GRF employees who always take the time to patiently help and assist us with our questions and answers related to the performance of our duties. You are all very much appreciated.

Shortly, Peter Hayes will report on some of the various projects and improvements we have accomplished in the past year.

Last but not least I thank the homeowner's of Mutual 17 for allowing me to be of service. It has been a pleasure to have served as your president.

Respectfully,



Cathy

Vice-President's Report

To say that the last 12 months were somewhat different from any that we have previously experienced would be a masterpiece of understatement, but it seems we have managed to get through all the vaccinations, shutdowns, mask wearing and other various limitations on our activities without suffering any serious trauma.

The buildings are still standing, the landscaping is looking good and most of the Mutual equipment is operating the way it should, thanks to the steady hand on the tiller by our President, Cathy. She has done a superb job of keeping things under control despite having to contend with some personal medical problems.

We managed to get through the recent fire/safety/health/termite etc. inspections without upsetting the normal Mutual operations too much. It gets a bit chaotic and noisy at times with the fire alarms going off, etc., but unfortunately that is part of the inspection process. The contractor has to certify that every individual unit alarm is working properly and that takes quite a bit of time. We haven't received the various contractor's reports yet so we don't know whether we passed all the requirements or not. We were told at the time that no termite infestation was found, which is a blessing.

Let's hope the next 12 months are an improvement over the last 12.

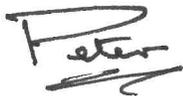
A handwritten signature in black ink, appearing to read "Peter", with a horizontal line underneath.

Physical Property Report

David Harris has been quite busy taking care of all the usual ongoing needs of keeping things running smoothly in the Mutual. Just because the Governor says we are going to shut down most of the State operations doesn't mean that we can all go home and take a 12 month nap. Somebody has to make sure the emergency generators are properly fueled and tested weekly. The boilers have to be monitored periodically to make sure the hot water supply doesn't suddenly become the cold water supply. The roofs have to be checked to make sure the drain lines are clear, just in case we ever get any rain!!

In between the foregoing requirements, David has managed to take advantage of the fact that quite a few units have become empty recently, which gives him the opportunity to jump in and repaint the balcony rails and doors where necessary.

We had a very frustrating problem with some of the drain lines in the garage area of Building 1 a few months ago. Constant visits by the maintenance personnel to clean out the pipes didn't provide a permanent solution to the problem, so we decided to hire a professional pipe cleaning company to descale all the drain lines from all three laundry rooms, which was a revelation. Most of the lines were more than half blocked with all kinds of debris which I couldn't begin to describe, other than it was "junk". David worked with the contractor to move the laundry tub and generally provide the necessary assistance to expedite the operations as much as possible.

A handwritten signature in black ink, appearing to read "Peter", with a stylized flourish underneath.



2020/2021 Annual Report

Together Again

Dear Mutual Two Board and Shareholders

On March 11, 2020, the world came to a standstill with the declaration of COVID-19 as a global pandemic. 430 plus days have now gone by since then, with over 325 days of operation under the 2020/21 Board term. We stood together during this confusing and difficult time. Together we have seen our priorities massively shift due to COVID-19, and it was eye opening, what could change in a short period of time, how much we took for granted.

We held our community together during this time of challenge, we adapted, we stayed strong, and ultimately, We Are Prevailing.

The odds are pretty high that each of us may have suffered a loss, knew someone who had to endure this horrible disease, and experienced social isolation though stay at home orders. We lost the opportunity to shake hands, the gift of a smile, or even a hug to someone in need.

How will this term be remembered? The masks we wore, loss of control in our everyday lives being snatched away from living behind closed doors and as a community being brought face to face with our new reality. But from this term, I believe something wonderful may have emerged. Can the past year, in fact, become the best year of our lives? 2020/21 Board term has reminded us, every day, that our collective lives are intertwined in more ways than we can appreciate.

We are each other's safekeepers. Each other's hope.

We learned to value the interconnectedness that binds us.

We were all part of helping and supporting each other. This is evident in the many acts of goodness, kindness, and random acts of compassion we have seen over the past few months. This is the founding premise of our community, "neighbors helping neighbors."

Yes, we accomplished many projects (see attached), with the key project being **togetherness** and community unity.

Please take some time today to think about what we have accomplished together. Our commitment to our very special community and how much we value our safe and healthy home.

I want to thank the GRF Board, Mutual Boards, Shareholders and our staff of Leisure World Seal Beach for raising to the many challenges. I could not imagine enduring what we have all endured together without you.

The following quote sums up perfectly who we are:

“Isn’t everyone a part of everyone else.”

Budd Schulberg

Thank you for allowing us to be part of your community and your lives.

Respectfully submitted.

Randy Ankeny



2020/2021 Project Report

During the GRF 2020/2021 GRF Board Term the following projects were approved

- Trust property enhancement and renovation, Fitness Center, Reserve Funding in the amount of \$170,950 and Capital Funding in the amount of \$61,505 – Completed.
- Installation of an Orange County Registrar of Voters, On Site Ballot Drop Box.
- Annual Flu Shot Clinic, provided through Optum Care.
- 2020 Paving Project, Reserve Funding in the amount of \$630,511 - Completed.
 - Northwood – Del Monte to St. Andrews
 - Oakmont
 - Church Place
 - CH2 Parking Lot (Between CH2 and RV Lot)
 - CH3 and CH4 Parking lots
 - Foxburg
- Installation of Synology NAS Backup Solution for enhance data storage, Capital Funding in the amount of 3,556 – Completed.
- Replaced the Forklift, Reserve funding in the amount of \$26,336.10 – Completed.
- Landscape replacements (CH2 and Service Maintenance), Reserve Funding in the amount of \$5,690 – Completed.
- Installation of Paramount Workplace Solution Software (Purchasing Requisition), Capital funding in the amount of \$41,220 and Non-Budget Operational funding in the amount of \$3,780 – Completed.
- Trust property enhancement and renovation, Amphitheater Loft (Center for Performing Arts), Capital Funding in the amount of \$30,000 – Completed.
- 2020 Paving Project (Additional street replacement), Foxburg Road, Reserve funding in the amount of \$106, 225 – Completed.
- Trust property enhancement, Pedestrian Safety Fences (St Andrews and CH3), Reserve funding in the amount of \$21,465 – Completed.
- Renaming of Trust Property, the Golf Course was renamed to Turtle Lake Golf Course.
- Trust property enhancement and renovation, RV lot main entrance, \$ 23,600 – In process.
- Sewer Lift Station, Core Components replacements, Reserve funding in the amount of \$25,547 – Completed.
- COVID-19 Vaccine Program, First Special Dispensing Point of Vaccine in Orange, 4,915 community members were vaccinated – Completed.

- Trust property enhancement and renovation, Purchasing Department Office improvements and ergonomics solutions, Capital Funding in the Amount of \$3,000 – Completed.
- Street Project, Spandrel Replacement on El Dorado, Reserve Funding in the amount of \$9,512 – Completed.
- Trust property enhancement and renovation, CH2, Pools and Game Room, Reserve Funding in the amount of \$189,688 and Capital Funding in the amount of \$74,883 – In process, with a June 2021, completion.
- Trust property enhancement and renovation, Phase Two, Administration Workstation and ergonomics, Reserve Funding in the amount of \$4,000 and Capital Funding in the amount of \$2,150 - Project start, June 2021 with an estimated 6-week project period.
- HVAC Replacement, CH6, Unit 4, Reserve Funding in the amount of \$9,500 – Completed.
- Trust property enhancement and renovation, CH3 Fireplace renovation (removal of surround and new stone veneer), Capital funding in the amount of \$10,000 - Project to start, July 2020 with a 6-week project period.
- Trust property enhancement and renovation, Building 5, Elevator upgrades, Reserve Funding in the amount of \$50,097 - Project to start, July 2020 with a 6-week project period.



ANNUAL HOMEOWNERS' MEETING 2021

Dear Leisure World Seal Beach Homeowners,

Thank you for your presence here today either via Zoom, telephone or in person. We would like to first acknowledge each and every one of you for your patience and strength during this challenging year. We saw our beautiful community come together and provide services with friendly covered smiles and we are so incredibly proud of that.

Thank you to all the volunteers at every level that made the year possible. To all who contributed to the COVID clinic, thank you. We saw the lines of residents who got their first and second vaccine. People helped their friends and neighbors register and drive them out for their appointment. We saw the friendly faces staying late to make sure that all those with appointments got their vaccination. When a community comes together, to look after one another, we achieve great things like this.

As a community we heard the voices of the shareholders to open the amenities, although limited, we look forward to seeing all of the wonderful resources we have to offer available once again to everyone. It was all of you who stepped up and with patience taking steps towards our new normal. We applaud you all who went with the many changes, and yes, some last-minute changes, as they happened with optimism.

Thank you as we could never do anything here in Leisure World without the vision, ideas, labor, and support of all of you who volunteer on the boards and committees. Thank you to the Mutual Board of Directors for your dedication, loyalty, commitment, experience, and resources to the job of making life better for all of us. Thank you to the Mutual Directors whom year after year commit to represent their shareholders, effectively run their Mutuals, and provide insightful knowledge to staff.

Our team of staff members, thank you for aiding in 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 our Executive Director, Mr. Ankeny for continuing to spearhead our way out of this historical period. The work continues and we look forward to working with a team dedicated to providing the best to our community.

In closing, my sincere appreciation and gratitude. Thank you all, we wish everyone a happy and healthy rest of the year. And if you need us, you know where to find us! 😊

Sincerely,
Jodi Hopkins, Mutual Administration Director
Anna Gamboa, Portfolio Specialist
Ripa Barua, Portfolio Specialist

