

**MINUTES OF THE ANNUAL SHAREHOLDERS MEETING  
SEAL BEACH MUTUAL NINE**

**May 25, 2018**

The Annual Meeting of the Shareholders of Seal Beach Mutual Nine, a California corporation, was called to order by President Schnaufer on Friday, May 25, 2018, at 10:01 a.m. in Clubhouse Four, pursuant to written notice given by the Secretary.

**PLEDGE OF ALLEGIANCE AND INVOCATION**

Tony Dodero led the attendees in the *Pledge of Allegiance* after which Gilbert Moore presented the invocation.

**QUORUM**

President Schnaufer 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 M. Dodero read the Certification Notice:

I, Marjorie Dodero, Secretary for Seal Beach Mutual Nine, hereby certify that the Notice to Shareholders' 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 April 25, 2018.

**FURTHER, IN ACCORDANCE WITH THE BYLAWS, THE  
CUMULATIVE VOTING PROCEDURE WILL BE USED.**

Ms. Cheryl Wilson from Accurate Voting Services explained the process of a write-in candidate and nomination of that write-in candidate.

**BALLOTING**

Ms. Cheryl Wilson, Accurate Voting Services, Inc. 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 Nine's new Directors.

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President Schnauffer announced that the voting was now closed and instructed any interested shareholders to accompany Accurate Voting Services to the counting area to observe the counting of the ballots. The results of the election will be posted on the main doors of all the clubhouses. The newly-elected Board will hold its Organizational Meeting to elect officers following the meeting.

**INTRODUCTION OF CANDIDATES**

The following nominated candidates were introduced as follows:

Debra L. Schnauffer (Incumbent)	Marjorie M. Dodero (Incumbent)
Willard Michlin (Incumbent)	Pam Turner (Incumbent)
Paula McCown (Incumbent)	Beth Mayer (Incumbent)
Beatriz Zorrilla (New Candidate)	

President Schnauffer called for nominations from the floor. There being no further nominations, President Schnauffer requested a motion to close the nominations. Upon a MOTION duly made by Pauline Hayman, Unit 236D, and seconded by Eugene Smith, Unit 222K, it was

RESOLVED, That the nominations be closed.

The MOTION passed unanimously.

**MINUTES**

President Schnauffer asked for a motion to dispense with reading the minutes of the last Annual Shareholders' Meeting held on May 26, 2017, and be approved as printed and distributed. Upon a MOTION duly made by William G. McAllister, Unit 229E, and seconded by Robert Walz, Unit 213I, it was

RESOLVED, That the reading of the minutes of the Annual Shareholders' Meeting of May 26, 2017, be dispensed with, and that they be approved as printed and distributed.

The MOTION passed unanimously.

**INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS**

President Schnauffer introduced the current 2017-2018 Board members:

Debra Schnauffer, President	Paula McCown, Director
Pam Turner, CFO	Beth Mayer, Director
Marjorie Dodero, Secretary	Willard Michlin, Director

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President Schnauffer then introduced GRF Representative, Antonio Dodero; Executive Director, Randy Ankeny; Mutual Administration Director, Jodi Hopkins; and Recording Secretary Marcy Kmieciak.

**PRESIDENT'S REPORT**

Ms. Schnauffer presented her report (attached).

**VICE PRESIDENT'S REPORT**

No report.

**CHIEF FINANCIAL OFFICER'S REPORT**

Ms. Turner read her report.

**DIRECTORS' REPORTS**

Mr. Michlin read his report.

Ms. Mayer read her report.

Ms. McCown read her report.

**GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT**

Mr. Dodero read his report.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Ankeny presented his report (attached).

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

Ms. Hopkins presented her report (attached).

President Schnauffer called a recess at 10:22 a.m. and reconvened at 10:48 a.m. to provide sufficient time for the counting of the ballots.

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**ELECTION RESULTS REPORTED BY ACCURATE VOTING SERVICES**

Following shareholders' comments and questions, Accurate Voting Services reported the results of the election to the shareholders present as follows:

Parcel 39, Debra L. Schnaufer, elected with 151 votes

Parcel 43, Willard Michlin, elected with 231 votes

Parcel 44, Marjorie M. Dodero, elected with 257 votes

Parcel 45, Beth Mayer, elected with 145 votes

At-Large, Paula McCown, elected with 181 votes

At-Large, Pam Turner, elected with 138 votes

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 10:51 a.m.

*Marjorie M. Dodero*

Attest Marjorie Dodero, Secretary  
SEAL BEACH MUTUAL NINE

lh:5/31/18

Attachments



May 25, 2018

The Board of Directors for Mutual Nine 2017-2018 year has come to an end. It has been a productive year.

I wish to thank Bob Croft, Vice President, for his three years of service to Mutual Nine and the personal help and advice he has given me. The Board of Mutual Nine regrettably accepts Bob Crofts' resignation and wishes him luck in his future ventures.

I wish to thank Marge Dodero, Secretary, for making sure that the Minutes and Information were picked up, posted, and delivered to the Board members. Also for the effort and planning Marge has done for our Holiday Party and other mutual get-together's.

I wish to thank Pam Turner, CFO, who has helped to make it possible to balance Mutual Nine's budget. This has made it much easier to move ahead on our many projects and improvements. Pam has made many efforts to improve external money sources to benefit the mutual and shareholders.

I wish to thank Beth Mayer, Director, for her help planning, purchasing and setting up the Holiday Party and other functions. In addition, for her effort and time in learning how the board functions.

I wish to thank Willard Michlin for his service as Director.

Lastly, I wish to thank Paula Mc Cown. Paula invested many hours of her time making sure the buildings were ready for painting, painted, cleaned up and moved along smoothly. Paula also invested many more hours of her time with re-piping the buildings making sure the units were ready for the re-piping and working with the plumbing crew to make sure the work was done quickly and correctly. These projects were the result of Paula's hard work.

I am very proud of the Board of 2017-2018. They have worked very hard to keep the Mutual running smoothly on a day to day basis and have helped to make great improvements that will last Mutual Nine for years to come.

Thank you,  
Debra Schnauffer, President,  
Mutual 9, Parcel 39



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## Executive Director's Annual Meeting Report

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To the President, Directors, and Shareholders of Mutual 9,

It's been five years since I joined the Golden Rain Foundation of Seal Beach (GRF). I am truly honored and delighted to report our community is running well, and our over 230 staff members are working diligently to insure smooth and fully transparent operations of GRF and the 16 Mutual Corporations to whom we provide service. This is due to our collective commitment to protect the value of Trust property and the enhancement of lifestyle. We collectively strive to create a foundation of accountability, responsible partnership and leadership. At its most basic, we endeavor to do truly meaningful work for our community, our Shareholder/Members, our Boards. We are committed as an organization to serving our community the highest ethical standards, finding thoughtful, effective and innovative ways to support the varied and diverse community needs, while retaining focus on efficiency, respect, teamwork, innovation, and integrity.

The strength of our community continues to come through, by collectively working together with a firm commitment to safety and risk mitigation. Our efforts have been recognized again with a notice of achievement by Philadelphia Insurance Companies for "Outstanding Risk Management"; this recognition is evident in the reduction (emphasis added) in insurance premiums for this policy period.

This speaks highly of everyone who unselfishly volunteers their time to serve on a Board. The compassion you show to those we serve, is an inspiration for us all. I've noticed how you treat everyone with respect and kindness, no matter what the situation is. We both know how stressful it can be at times; however, your words and actions have gone a long way in your collective accomplishments in helping and serving our community. Your work does not go unnoticed. The key to our success rests in you, who embody the spirit of community by unselfishly saying "what may I do for you". You are the heart and soul of Seal Beach Leisure World.

*Community means strength that joins our strength to do the work that needs to be done. Arms to holds us when we falter. A circle of healing. A circle of Friends. Someplace where we can be free.*

*Starhawk*

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 for allowing my staff and I to be part of your community and your lives.

Respectfully submitted,

Randy Ankeny,  
Executive Director  
for the Golden Rain Foundation

# Annual Mutual Shareholders' Meeting 2018

## Mutual Administration Director's Report

It has been a great year, all thanks to everyone's talent and unwavering effort. One of the greatest gifts you can give is your time. A Mutual nurtures the community spirit through it's volunteers. Volunteers are the lifeblood of any community. The work you have accomplished emphasizes the values and priorities of your community.

Thank you to this Mutual Board of Directors. We know that for you this is an add-on to the many things you do including your career, your family, other volunteer opportunities and your social life. Thank you for always taking our calls, answering our emails and bringing your passion, intellect, insight, experience and resources to the job of making life better for all of us.

Please join our team of staff members, along with the new or returning Mutual Directors, in continuing the legacy that was set by others many years ago. Let us also continue the growth of our community by incorporating everyone and working for the good of all.

Thank you to the Golden Rain Foundation (GRF) Board of Directors, more specifically your GRF Representative.

Thank you to our Executive Director, Randy Ankeny - working with you is a privilege. With your leadership, we look forward to the next year working with the Board to continue to provide an outstanding community.

Thank you to everyone for your part in our journey.

Respectfully,

*Jodi Hopkins*

Jodi Hopkins  
Mutual Administration Director