

**MINUTES OF THE ANNUAL SHAREHOLDERS MEETING
SEAL BEACH MUTUAL NINE
MAY 28, 2021**

The Annual Meeting of the Shareholders of Seal Beach Mutual Nine, a California corporation, was called to order by President Mayer on Friday, May 28, 2021, at 10:00 a.m. in Clubhouse Four.

PLEDGE OF ALLEGIANCE AND INVOCATION

Marjorie Dodero led the attendees in the *Pledge of Allegiance*.

QUORUM

President Mayer 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 Gruber read the Certification Notice:

I, Diane Gruber, Secretary for Seal Beach Mutual Nine, hereby certify that the Notice to Stockholders' Meeting and Ballots were mailed in accordance with Article VII, Section 7.4, of the Bylaws of said Corporation to all subscribers of common stock as of April 28, 2021.

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

INTRODUCTION OF CANDIDATES

The following nominated candidates were introduced as follows:

Pam Turner (Incumbent), Parcel 39
Robert Croft, Parcel 40
Bob Walz (Incumbent), Parcel 40
Diane McFadden (Incumbent), Parcel 41
Peter Meuter, Parcel 42

Sharon Vander Schaff (Incumbent), Parcel 42
Heather McKinney, Parcel 43
Willard Michlin (Incumbent), Parcel 43
Diane Gruber (Incumbent), Parcel 44
Beth Mayer (Incumbent), Parcel 45

CLOSING OF NOMINATIONS

President Mayer requested a motion to close the nominations.

Upon a MOTION duly made by Debra Schnaufer of, Unit 208-H, and seconded by Paula McCown of, Unit 209-I, it was

RESOLVED that the nominations be closed.

The MOTION passed.

**MUTUAL SHAREHOLDERS' MEETING
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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.

President Mayer announced that the voting was now closed. She informed shareholders that they were welcome to observe the counting process on the monitors.

POSTING RESULT

President Mayer 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 Mayer asked for a motion to dispense with reading the minutes of the last Annual Shareholders' Meeting held on July 24, 2020 and be approved as printed and distributed.

Upon a MOTION duly made by Doris Weinert of, Unit 233-F, and seconded by Tony Dodero of, Unit 228-F, it was

RESOLVED that the reading of the minutes of the Annual Shareholders' Meeting of April 28, 2021, be dispensed with and that they be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Mayer introduced the current 2020- 2021 Board members:

Beth Mayer, President
Bob Walz, Vice President
Diane Gruber, Secretary
Diane McFadden, CFO

Pam Turner, Director
Sharon Vanderschaaf, Director
Willard Michlin, Director

President Mayer then introduced GRF Representative, Tony Dodero; Executive Director, Randy Ankeny; and Recording Secretary Priscilla Jimenez and Josh Monroy.

**MUTUAL SHAREHOLDERS' MEETING
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DIRECTORS' REPORTS

Director Turner presented a verbal report.

Director Vanderschaaf presented no report.

Director Michlin presented a verbal report.

SECRETARY'S REPORT

Secretary Gruber presented her report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer McFadden presented her report (attached).

VICE PRESIDENT'S REPORT

Vice President Walz presented his report (attached).

PRESIDENT'S REPORT

President Mayer presented her report (attached).

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

Mr. Dodero presented a verbal report.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny presented his report (attached).

MUTUAL ADMINISTRATION DEPARTMENT REPORT

Ms. Jimenez presented her report (attached).

A brief recess was called from 10:39 a.m. to 10:51 a.m., to complete the tabulation of votes.

**MUTUAL SHAREHOLDERS' MEETING
SEAL BEACH MUTUAL NINE**

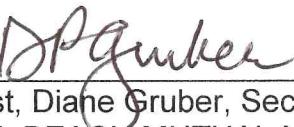
MAY 28, 2021

ELECTION RESULTS

Accurate Voting Services, Inc., reported the following results of the election to the shareholders present. Parcel 39 with 46 ballots representing 76% participation. Pam Turner, Parcel 39, elected with 41 votes. Parcel 40 with 38 ballots representing 79% participation. Bob Walz, Parcel 40, elected with 25 votes; Robert Croft, Parcel 40, with 13 votes. Parcel 41 with 26 ballots representing 54% participation. Diane McFadden, Parcel 41, elected with 26 votes. Parcel 42 with 36 ballots representing 60% participation. Sharon Vander Schaff, Parcel 42, elected with 29 votes; Peter Meuter, Parcel 42, with 6 votes. Parcel 43 with 24 ballots representing 66% participation. Heather McKinney, Parcel 43, elected with 14 votes; Williard Michlin, Parcel 43, with 8 votes. Parcel 44 with 41 ballots representing 56% participation. Diane Gruber, Parcel 44, elected with 40 votes. Parcel 45 with 42 ballots representing 70% participation. Beth Mayer, Parcel 45, elected with 39 votes.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:57 a.m.


Attest, Diane Gruber, Secretary
SEAL BEACH MUTUAL NINE
JM: 05/28/21
Attachments

President report
May 28, 2021
Annual report

Thank you shareholders for coming and submitting your ballot so we could meet quorum 51% for each parcel.

This is the first year we have had delegate voting so it was a little confusing. The voting by parcel has been in effect since the 60s in fact in 2010 it was on the ballot and overwhelming the vote was to keep the parcels. Last election the by laws passed by a majority that included delegate voting which is one vote for the director that will represent you in your parcel. Having 7 votes with 384 units equates to 2688 votes. Giving all 7 votes to one candidate is not a good representation for the majority of the shareholders. We had 3 parcels that had 2 candidates. You voted for the director that you want to represent your parcel.

This tuff year is behind us and look forward to a new normal life. For Mutual 9 overall a fairly good year.

- Sewer failure at 229 was costly to the mutual close to \$175,000 but we had the reserves to cover the costs.
- As of today Howard Roofing is replacing 5 new roofs: 208, 210, 211, 229, & 236. Inspector Rodriguez inspects the roofs and recommends the roofs that need replacement based on his findings and the number of leaks/repairs.
- We ran cameras down 5 buildings to view the sewage drain pipes. The report was grease build up but those buildings drains were still intact. Power washing would not be good for the aged drains so the grease remains.
- M9 has been selling quite a few units this year there has been 8 sold, 2 in escrow and only 2 for sale at this time.
- Foxburg trees were removed and GRF was able to repair and repave the street. The landscape committee created a landscape plan for Foxburg; the California look of the desert and beach. There is a beautiful dolphin smiling as he rides the wave. The landscape committee worked hard and did a great job on this project. A special thank you to Mike Jurado and his team for donating their time and materials for building the base for the dolphin. Thank you to those shareholders who donated money and succulents.
- Rentals; we have one unit that the shareholder has rented to a co-occupant so she was already living in the unit.

The board manages to keep the mutual safe and to keep the corporation solvent. Since working at Boeing in Supplier Management my experience with negotiations and contracts and I look out for the business side of the mutual.

So before I signed the roofing contract in January I asked Inspector Rodriquez to lock in the price of the lumber. By this they cannot come back with a change order and increase the lumber price. As you know lumber has gone up 3 times so this saved the mutual a lot of extra dollars. The board also approved some additional fees which will help the mutual's budget. These fees are a one-time charge and it helps reduce costs and hopefully avoiding a large increase of HOA fees.

The board has a budget committee where we look at the next year's expenses. We do have the help of GRF Finance for working the budget. When the board has to raise the monthly dues, it is not an easy decision. And believe me it affects us board members too, but we must keep the mutual solvent. Unfortunately, LW is over 60 years old and there will be requirements to repair/replace the infrastructure.

What keeps me smiling:

When I hear shareholders express they have the best neighbors in Mutual 9.

What keeps me up at night:

Trying to understand why there is so much nastiness and untrue statements circulated within LW community thru Nextdoor and articles.

What is positive for us youngsters here:

Having a GRF property management that works tirelessly for us all who live here. The young man sitting there Mr. Ankeny deserves a big thank you for working with the health dept. on his personal time to get the covid vaccine to us here. And a thank you to his staff working long hours keeping the vaccination process so organized. Randy Ankeny really cares for the people here, he closed the amenities for no other reason but to keep us safe. I personally think it worked, as I do not believe one person in Mutual 9 passed away from Corvid. Just think if the amenities were open how fast this terrible virus could spread. A special thank you to all the GRF's staff and a special thank you to Inspector Rodriquez, the portfolio specialist Ripa Barua and Manager Jodi Hopkins.

I am glad I have been able to serve on the board and since I am doing it again I must say that the best part is doing what I can for the mutual and the folks who live here. We have a great mutual and will continue to do the best we can. I thank each director for doing their part and most of all representing their shareholders in their parcel. Thank you

[SCE's Charge Ready Incentive Program](#) is launching this summer with additional funding—making it easier to add EV charging stations at multifamily property. A \$400M in additional funding to support EV charging infrastructure

This is Specifically designed for light-duty passenger vehicles, the program helps by providing financial incentives, infrastructure, and technical support to facilitate the installation and maintenance of EV charging stations.

Mark Weaver is representing all the mutuals in Leisure World. The SCE account manager for the Golden Rain Foundation of Seal Beach will be having a Microsoft teams meeting with one representative from each mutual. I will be chair of this project for Mutual 9. The board will be looking at all the options for mutual 9 as the electric charging is the wave of the future. As information becomes available and studies done I will be giving status at the board meetings.

Roofs

Building 208 roof is almost complete the gutters need to be installed and the interior touch up needs to be done. Building 210 has just started and it's taking about 3 weeks to complete each roof. Buildings 211, 229 and 236 are next.

Insurance

Every Shareholder needs to have HO6 Renters Insurance. August is fire inspection month!

Being a considerate neighbor

Please park your cars in the carports, leaving our limited parking spaces for emergencies, guests, deliveries etc. Obey our 2 hour parking limit.

Thefts

Keep your bicycles locked up. Bicycles have been stolen! Now more bicycles have been taken from building 227 shareholder.

Trash

The Green bin is for regular Trash and Styrofoam. Please break down all boxes! Electronic waste and electrical appliances go in the E-Waste bin located in the Mini Farm area and soon to be relocated next to Service Maintenance yard.

Large TV boxes, suitcases, furniture go to the large bins in the Mini Farm area. The White Recycle Bin is for bottles, cans, newspaper and all clean paper etc. NO STYROFOAM!

Diane Gruber

I was appointed to mutual nine board of directors for parcel 44 in January of 2021 to fill the vacancy when Marge Dodero retired from the board after many years of service for personal reasons. In addition to representing parcel 44, I also was appointed to the position of secretary. My job includes signing the minutes and posting the agendas and minutes of the board meetings in the laundry rooms. In addition I am an active member of the landscape committee. We are pleased to have renovated the Foxburg area on a very limited budget. We also have been checking broken sprinklers in the mutual on a regular basis. My goals as a member of the board of directors of mutual nine include responding to the needs of our shareholders and maximizing our resources.

Directors Report May 28, 2021

Good morning everyone. As the Chief Financial Officer for Mutual 9 my report will cover just a few key financial items. The numbers are as of the financial statement dated April 2021.

Pretty early in the year but it reflects a good start!

Operating Income :

Laundry Room	Positive variance	\$ 622
Interest Income	Negative variance	\$ 1,170
Other Income	Positive variance	\$ 3,339
TOTAL OPERATING INCOME	Positive variance	\$ 2,791
Expenses Utilities	under budget	\$ 3,002
Legal Fees	under budget	\$ 9,208
Outside Services	under budget	\$ 12,471
TOTAL OPERATING EXPENSE Under budget	\$ 18,613	

As you know Golden Rain has returned to all the mutuals a total of \$524,137 of fees collected last year. These funds were prorated to each mutual based upon how many units were in each mutual. The refund was reflected in our March Financial Statement as a credit to GRF Trust Maintenance Fee.

Our share is \$30,458. This is equal to \$6.60 per month to each unit.

The Board will ask those funds to be moved to the Contingency Operating Fund in the Reserves. In this year's budget that category is \$11.94 per month.

Our intention is to use those funds in next year's budget planning to decrease Shareholders fees in that area.



2020/2021 Annual Report

Together Again

Dear Mutual Nine 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 terms. We stood together during this confusing and difficult time. Together we have seen our priorities massively shift, and it was eye opening, how much can change overnight, 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.

We have all been touched by this pandemic, some of us struggled with isolation or sadly lost someone close to us. We lost the freedom to gather, to shake hands, to share a smile, and even a needed embrace.

How will this term be remembered? The masks we wore... The loss of control in our everyday lives... The boredom of our four walls..., and The reality our community had to face head on. From this term, I believe something wonderful has emerged. A silver lining to consider - Can the past year, have been the best year of our lives? The richness we have gained from the new perspective.

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've seen over the past year.

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 Board and all Shareholders of Leisure World Seal Beach for rising to the many challenges. I could not imagine enduring what we have all endured 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 date 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 Couse 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 Fining 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 SHAREHOLDERS' MEETING 2021

Dear Leisure World Seal Beach Shareholders and 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

