

PLEASE DO NOT DROP INTO THE MAIL SLOTS

**MINUTES OF THE REGULAR MONTHLY MEETING
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIVE**

April 20, 2016

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Five was called to order by President Coven on Wednesday, April 20, 2016, at 9:00 a.m. in the Administration Building Conference Room A, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Coven, Vice President Trembly, Secretary Bittner, CFO Sumners, and Directors Boryta, and Gould

Absent: Director Meznik

GRF Representative: Mr. Hood

Guests: Ten shareholders of Mutual Five

Staff: Mrs. Weller, Mutual Administration Director
Mr. Kranda, Building Inspector
Ms. Martin, Recording Secretary

MINUTES

President Coven asked if there were any corrections to the Regular Monthly Meeting minutes of March 16, 2016. There being none, the minutes were approved as printed.

President Coven asked if there were any corrections to the Special Meeting minutes of April 5, 2016. There being none, the minutes were approved as written.

SHAREHOLDERS' COMMENTS

There were no comments from attending shareholders.

BUILDING INSPECTOR'S REPORT

Inspector Kranda presented is summary report (attached).

Following questions, Inspector Kranda left the meeting at 9:12 a.m.

GRF REPRESENTATIVE'S REPORT

GRF Representative Hood reviewed his report (attached).

GRF Representative Hood stated that the Globe will be done soon.

CORRESPONDENCE/SHAREHOLDER REQUESTS

Secretary Bittner read correspondence from a shareholder.

Following a discussion, and upon a MOTION duly made by Director Gould and seconded by Vice President Trembly, it was

RESOLVED, To allow Shareholder to install a slide bike rack on the wall of Carport 69 Space 55; a permit is required.

The MOTION passed.

PRESIDENT'S REPORT

President Coven presented her report (attached).

VICE PRESIDENT'S REPORT

Vice President Trembly presented her report (attached).

SECRETARY'S REPORT

Secretary Bittner presented her report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

CFO Summers presented her report (attached).

President Coven discussed about HICAP (attached).

LANDSCAPE COMMITTEE REPORT

Vice President Trembly presented her report (attached).

LAUNDRY ROOM COMMITTEE REPORT

Secretary Bittner presented her report (attached). In addition, she read a letter from a shareholder.

She reminded shareholders that the laundry room hours are posted on the laundry room doors.

Director Gould proposed to place an 8x10 laminated sign in the laundry rooms in four languages (Korean, Vietnamese, Spanish, and English).

Recording Secretary Martin took a break from 10:18 a.m. to 10:34 a.m.

PHYSICAL PROPERTY COMMITTEE REPORT

In Director Meznek's absence, his report is attached.

CARPORT COMMITTEE REPORT

Director Gould presented his report (attached).

ARCHITECTURAL REVIEW COMMITTEE REPORT

Director Mahaffie presented her report (attached).

Following a discussion, and upon a MOTION duly made by President Coven and seconded by Director Boryta, it was

RESOLVED, To approve landscaping around transformers up to \$1,500 each, at Units 92-A and 94-A.

The MOTION passed.

EMERGENCY PREPAREDNESS REPORT

Director Boryta presented her report (attached).

Director Boryta presented her report on the Nomination Committee (attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Mrs. Weller presented her report (attached).

President Coven called for a break from 10:58 a.m. to 11:10 a.m.

OLD BUSINESS

President Coven stated that Policy 7586.G – Personal Property and Liability Insurance is currently being worked on by Director Mahaffie and herself.

Following a discussion, and upon a MOTION duly made by Director Gould and seconded by Vice President Trembly, it was

RESOLVED, That the Mutual replace all standard cooktop elements with SmartBurners, at a cost not to exceed \$250 per unit.

The MOTION passed.

Following further discussion, and upon a MOTION duly made by Director Gould and seconded by Vice President Trembly, it was

RESOLVED, To rescind the previous motion that the Mutual replace all standard cooktop elements with SmartBurners, at a cost not to exceed \$250 per unit.

The MOTION passed.

OLD BUSINESS (continued)

President Coven discussed adopting Policy 7426.5 – SmartBurners (attached). Upon a MOTION duly made by Vice President Trembly and seconded by Director Gould, it was

RESOLVED, To adopt, on a preliminary basis until the 30-day posting period is completed, Policy 7426.5 – SmartBurners.

The MOTION passed.

President Coven discussed the amendment to the Bylaws on the 2016 ballot. She stated that the language was provided by the Mutual attorney for the ballot. One word in the Bylaws was changed from eight (8) to seven (7) Directors.

SHAREHOLDER(S') COMMENTS

One shareholder made a comment.

DIRECTOR'S COMMENT

There were no comments from Directors.

EXECUTIVE SESSION

Member issues were discussed in Executive Session.

ADJOURNMENT

There being no further business to conduct, President Coven adjourned the meeting at 12:00 noon and stated an Executive Session would follow.

Attest

Christine Bittner, Secretary
SEAL BEACH MUTUAL FIVE

mm: 05/13/16, Attachments

(These are tentative minutes, subject to approval by the Board of Directors at the next Regular Board of Directors Meeting.)

NEXT MEETING: May 18, 2016

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING APRIL 20, 2016**

4/20/16 RESOLVED, To install a slide bike rack on the wall of Carport 69 Space 55; a permit is required.

RESOLVED, To approve landscaping around transformers up to \$1,500 each, at Units 92-A and 94-A.

RESOLVED, To adopt, on a preliminary basis until the 30-day posting period is completed, Policy 7426.5 – SmartBurners.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE

INSPECTOR: Eric Kranda

MUTUAL BOARD MEETING DATE: April 20, 2016

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GR/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR / COM
71E	REFINISH					OPEN	NUKOTE
94E	REMODEL					FINAL	PENA
95D	REFINISH					OPEN	NUKOTE
96J	REFINISH					OPEN	NUKOTE
101F	SLIDER/PATIO					FINAL	BERGKVIST
102C	REMODEL					OPEN	OGAN
109D	WINDOWS					FINAL	SEAPORT
104F	REMODEL					FINAL	HADI
112F	REMODEL					FINAL	KONRAD
113G	WINDOW/TILE					FINAL	KRESS
113K	HEAT PUMP					FINAL	GREENWOOD
116E	KITCHEN					OPEN	MAMUSCIA
118E	STORAGE					FINAL	SHAREHOLDER
118J	HEAT PUMP					FINAL	GREENWOOD
119L	SKYLIGHTS					FINAL	M/M
125A	REMODEL					OPEN	LOS AL

attachments

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE

INSPECTOR: Eric Kranda

MUTUAL BOARD MEETING DATE: April 20, 2016

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMM
99G		X					
106H		X					
108G			X		X		
108L			X		X		
112F		X					
118I			X		X		
120G		X					
123A		X					

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
 FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE

INSPECTOR: Eric Kranda

MUTUAL BOARD MEETING DATE: April 20, 2016

CONTRACTS	
CONTRACTOR	PROJECT
ANDRES	SPRINKLER REBATE
CUSTOM GLASS	BROKEN WINDOWS
JURADO	BLOCK REPAIR/TWO LOCATIONS/ESTIMATES ON 71
SERVICE MAINTENANCE	CONCRETE PATCH 71
	TERMITES 116I
	REDO PLASTIC ON SKYLIGHTS
	CAMERA WORK ON SEWERS/ ONE TO BE SNAKED
	PLEASE TELL YOUR SHAREHOLDERS ABOUT GREASE!!

SPECIAL PROJECTS	
CONTRACTOR	PROJECT
VACANT BUILDING INSPECTIONS(IMPORTANT!!)	98I-102D-109D-110H-115J-125I

SEAL BEACH MUTUAL NUMBER FIVE
APRIL 20, 2016
GRF DIRECTORS MONTHLY REPORT

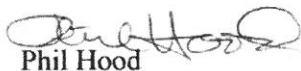
A number of things have been taking place recently in relation to providing additional space for Administration activities which has resulted in the reassigning of various functions from other areas. The Video Producers Club is moving from CH5 to CH3 as additional spacing is being planned for various departmental annex locations, such as Security, for administrative and processing services, and ITS for more effectiveness. Refurbishing is beginning in CH6 as GRF embarks on some needed repairs with flooring and other amenities.

The former Lawn Bowling area behind CH2 has not been utilized for years and is being designed and evaluated as a multi-use area involving Pickle Ball, Basketball, Badminton, Outdoor Exercise, and other possibilities. The horseshoe area adjacent to the car wash beside CH2 has been designated as a site for the Golf Ball Hitting Cage currently located between CH3 and the Friends of the Library building, allowing that area to become a more relaxing, pleasant, and comfortable garden area.

Increased interest and requests for a Bocce Ball Court has resulted in examining several locations to allow that game to be enjoyed next to CH1 or possibly the Lot E Trust Property across from Mutual Eight on El Dorado Road.

Shareholder/Member entertainment will become more active as we enter our Spring/Summer weather and use of the amphitheatre in addition to our clubhouses. Outdoor movies can be enjoyed this year as well as the musical and production numbers and shows provided for our enjoyment. Our capable Recreation Staff has been busy in planning sports and other entertainment outings via chartered bus transportation and Shareholder/Members seem to be very interested. Stay tuned for future endeavors....!!

While no major roadway construction is planned for Mutual Five, Cedar Crest may possibly be scheduled for some repair work and rest assured, Physical Property will notify the Board if, and when, that should occur. Any roofing to be done would have to be scheduled to avoid conflicts with construction, trucks, etc. taking place in the same areas.



Phil Hood

Chair, GRF Recreation Committee,

April 20, 2016

Tuesday, April 12, 2016

10:05 AM

Election time is fast approaching and happily Mutual 5 has a full slate of candidates running to serve on the Board. We have eight candidates for eight open positions. You will be getting your ballot in May. Be sure and vote.

As voted by the Board in March, a measure to amend the Mutual 5 Bylaws to reduce the Directors from eight (8) to seven (7) Directors will appear on the ballot. It is at the very bottom of the ballot. An explanation of the measure is on the back page. Please vote Yes to reduce the Directors from eight (8) to seven (7).

As I ride around Mutual 5 on my tricycle, I am impressed by the many beautiful gardens in full bloom at this time of year. A big round of applause to all you wonderful gardeners who contribute so much to making us look good.

I really appreciate the feed back that some of you have sent me about the Laundry rooms. This is a tough problem. How do we handle the few who are taking advantage of us at a cost to so many. As long as I have been on the Board, we have been wrestling with this problem. Can you help us?

This past year we had two Shareholders volunteer to serve on committees. Al Edginton on the Carport Committee and Steven Chan on the Architectural Committee. Many thanks to them both. If you would like to volunteer, let me know and we can include you in the process of running the Mutual.

Respectfully submitted,

Betty Coven Ph.D.

Wednesday, April 20, 2016

Good morning,

SAVE THE DATE!

Mutual Five Annual Meeting and Luncheon

Date: Tuesday June 14, 2016

Place: Clubhouse 4

Time: 10am

We invite all Mutual 5 residents to participate in this year's annual business meeting to join friends as the election season comes to an end with the official vote count, introduction of the new Board of Directors and important updates and accomplishments during the past year.

In early May, a flyer will be distributed to all residents with information on how RSVP for the complimentary box lunch.

Hope to see you there!

Respectfully submitted,
Susan Trembly, Vice President

YOU WON'T KNOW
YOU NEED IT UNTIL
YOU SEE IT.

**MUTUAL FIVE ANNUAL
RUMMAGE SALE**

Sign up to sell by May 11th

(bittner.c@gmail.com or 562 296 5575)

Or

Show up to buy on

MAY 12 & 13

Yes, it's the same day as the Church sale.

You can do both!

Mutual 5 Delinquency Report: January - March 31, 2016

Total Debt:	\$ 16,126.80	\$ 14,159.04	\$ 5790.08
Income/Month:	\$ 155,039.04	\$ 155,039.04	\$ 155,039.04
% of Debt/Income:	10.4%	9.1%	3.7%
	January	February	March
	%	%	%
Late Fees	\$ 210.00 1.3%	\$ 312.00 2.2%	\$ 236.11 4.1%
Finance Charges.	356.69 2.2%	305.86 2.2%	138.10 2.4%
Property Tax	1,790.85 11.1%	1,913.58 13.5%	309.37 5.3%
OC User Fees	502.42 3.1%	495.37 3.5%	77.36 1.3%
Cable Charges	513.94 3.2%	532.80 3.8%	26.32 0.5%
Resident SRO	599.44 3.7%	661.26 4.7%	305.33 5.3%
Structural Repairs	1,657.16 10.3%	0	2,135.15 37.0%
GRF Assessment	3,556.37 22.1%	3,692.82 26.1%	425.65 7.4%
Mutual Assessment	6,601.37 41.0%	5,902.30 42.0%	1,743.64 30.1%
NSF Check	5.00 0.1%	0	5.00 0.1%
Prior yrs. Debt	333.05 2.1%	333.05 2.4%	333.05 5.8%

Mutual 5. Report FOR
MINUTES 20th APRIL mtg.

**When you don't pay your late fees, assessments,
etc. everyone in the mutual is paying your bill.**

Plus - BALANCE SHEET
P.

**Automatic payments do not include or pay your
charges.**

Monthly comparison of First Quarter Delinquencies by Gladys Si

HICAP

- *Contact*
- HICAP at Leisure World
- Clubhouse 5 First Floor
- Monday – Thursday 9:00 am – 12:00 pm
- Tel (562) 472-0275
- HICAP_LWSB@coaoc.org

Benefit Enrollment Centers (BEC) at
Leisure World

- Two BEC * counseling sessions a week
 - 4 clients each session = 8 clients a week
- Screen 400+ clients a year with 30% qualifying for at least one BEC program.
- Assist 125 clients in applying for BEC programs
- Estimated savings/client: \$1,243 a year
- Total estimated savings \$155,375/year

Supported by grant from Golden Age Foundation

Wednesday, April 20, 2016

Turf Update:

Despite the disappointing El Nino in our area, the lawn is looking pretty good. The entire mutual is now being mowed every Thursday and watered Sunday, Tuesday and Friday nights.

Last week, Christine and I walked the property with Joe Andre. In a continuing effort to make sure our mutual is being taken care of according to our contract, Andre Landscaping will now pay more attention to weeding and garden upkeep. The plan is to trim bushes in one rotation per month and weed during the next monthly rotation.

Drought Plantings - I have asked Joe Andre to submit a rendering for a drought tolerant garden at the end of Building 117, facing Golden Rain. We can discuss further at our May meeting,

Trees

Spring pruning will start in early May, to be completed at the end of June. There are two trees in our mutual that need attention. James Komen, inspected the trees (102I and a tree that borders Mutual 4). At the next BOD meeting, we can discuss the fate of these two trees

As always, please contact me (562/446-0749) if you have questions or issues.

Respectfully submitted,
Susan Trembly, Chair, Landscape Committee

YOUR MUTUAL BOARD HAS WORKED TO LOWER COSTS OF PROVIDING LAUNDRY SERVICES TO SHAREHOLDERS.

- Those grey boxes on the wall behind the door are controllers that limit the amount of electricity at any given time. These keep us safely within the lowest rates charged by Edison. (One slip would raise our rates for a year in that building).
- Solar power for the laundry rooms.
- Consideration of decreasing revenue, concern about coin box theft along with maintenance and coin collection costs led to the decision to eliminate coins altogether.

We can attest to significant cost control in the face of ever-rising electric rates.

DO YOUR PART TO HELP US ALL SAVE MONEY

- Don't over-load. This puts a strain on the machines causing more frequent repairs (and inconvenience for all).
- Wash full loads.
- Loads that are too small or items that are too large can throw the machine off balance causing damage to the machine (and recently a wall).
- Smaller loads typically waste water (remember the drought?) as well as electricity
- Locking washers use less water and "sense" the load size. These washers always use less water.

BE A GOOD NEIGHBOR

- Observe hours of use and when possible use before noon or after 6pm.
- Be sure your housekeeper/caregiver knows about proper usage of facilities.
- Limit your use to two washers/dryers at a time and remove your clothing promptly.
- Recycle those large detergent jugs.

PHYSICAL PROPERTY REPORT LEISURE WORLD MUTUAL FIVE

The inspection of attic water lines located in mutual five buildings was authorized in March and begun in April 2016. Service Maintenance personnel will inspect all residential structures in the week ahead. Shareholders will be informed of the date for their unit's inspection prior to the beginning of work. Attic inspections will occur during morning hours. Water leaks and "catastrophic deficiencies" will typically be repaired immediately upon identification. A multiple year comprehensive plan will be developed to re-pipe mutual attic water lines base on inspection findings. Thus far, one active leak has been identified and corrected. Service Maintenance camera inspections of building sewer lines has resumed. Photos indicate increased obstruction in units. Please refrain from placing kitchen grease into drains. Six new contractor bid proposals to re-roof mutual five buildings 90, 91, 93, 94, 95, 98, 103, 114 and 121 were received. Directors meet during the week of April 3rd to open and discuss these bids. It is anticipated that a contractor will be selected following further study by directors in the weeks ahead. This project should be completed in eight months time from the signing of a contract agreement, contingent on inclement weather delays.

Six building permits were approved in mutual five since the last Physical Property Report. Permitted work included the installation of two satellite disks, one heat pump, one heating system, one skylight and the replacement of a sliding patio door as well as the "cut down" modification of an existing shower enclosure.

Approximately 148 service repair orders were placed during the month March for mutual and its residents. Numerous repairs were required for laundry equipment. Please use mutual equipment appropriately. Directions are posted.

Respectfully submitted, Jim Meznik March 16, 2016

Carport and Sidewalk Report April 2016
Wayne R. Gould
Director Mutual 5

1. Proto-type cart parking space installed. It is already getting use by two resident golf carts. An additional 18 spaces have been identified to be similarly marked. Recommend we move forward on this to open up parking for additional car parking in regular spaces.
2. The loading zone at the end of building 97 was completed and is getting a lot of use. Comments from shareholders have been overwhelmingly positive. Two additional areas identified near building 123 and building 99.
3. Examination of the asphalt surfaces in the carport area indicates a need for repair and slurry sealing. See attached diagram for areas needing repair. All areas need slurry sealing to prevent further damage. Edging of the asphalt where it joins the cement pads also needs attention. Suggest we look at bids.
4. Informal look at the carports indicate basic compliance with storage policy.
5. Three areas of sidewalks have been identified as needing repair. We are awaiting pricing from Eric.

Respectfully Submitted
Wayne R. Gould

Report of the Mutual Five Architectural Review Committee (ARC)

April 20, 2016

The committee met on April 4, 2016 at 10:00 a.m. in the small conference room in Clubhouse Five. Committee members present were: Joan Boryta, Steven Chang, Betty Coven, Barbara Mahaffie, and Jim Meznik.

ARC reviewed and addressed issues related to recent utility installations at Buildings 92 and 94.

Steven Chang presented his research to identify and measure, with notations, utility installations throughout Mutual Five.

The committee walked to specific locations in the mutual to develop a clear perspective on areas most recently affected by utility installations and those associated with other aesthetic aspects of the mutual's common area.

Based on consensus, ARC submits to the Mutual Five Board of Directors, for their consideration:

Landscaping plans for the transformer pad and plate areas at Buildings 92 and 94

Barbara Mahaffie, Chairman

April 20, 2016

EMERGENCY RESPONSE REPORT

The ~~first~~^{2ND} quarter of 2016 has arrived. All 10 blue water barrels have been drained, refilled, and treated- good for five years. Thank you to Larry Virgil, and Rachel Chang for helping. All batteries for headlamps and flashlights have been checked and replaced for the quarter.

I have been attending the monthly Emergency Preparedness ^{council} meetings and have gleaned a lot of new and useful information. The council is in the process of finding a person/group attached to FEMA that might help us to regulate the procedures so that all mutual are doing the same thing.

This year we will gather information and keep a list of needs regarding handicaps for any shareholders who would need help during an emergency. However our Mutual Emergency Preparedness is NOT responsible for oxygen or food or water. Each shareholder must provide for himself or make provision for whatever his vital needs are. There are 4 hour tanks available online but may need a doctor's prescription. Mutual generators are for electrical use for the Mutual only.

Also talked about having information about caring for yourself in an emergency and providing for your pet as part of the interview packet. And perhaps as part of the fire inspection every two years, shareholders should show their provisions (water, food) and be accounted for. For those who are not prepared, there could be need for a follow-up committee (60-90 days after failure or move-in) to be sure each unit is prepped with a to-go bag and can care for himself.

Respectfully submitted,

Joan Boryta

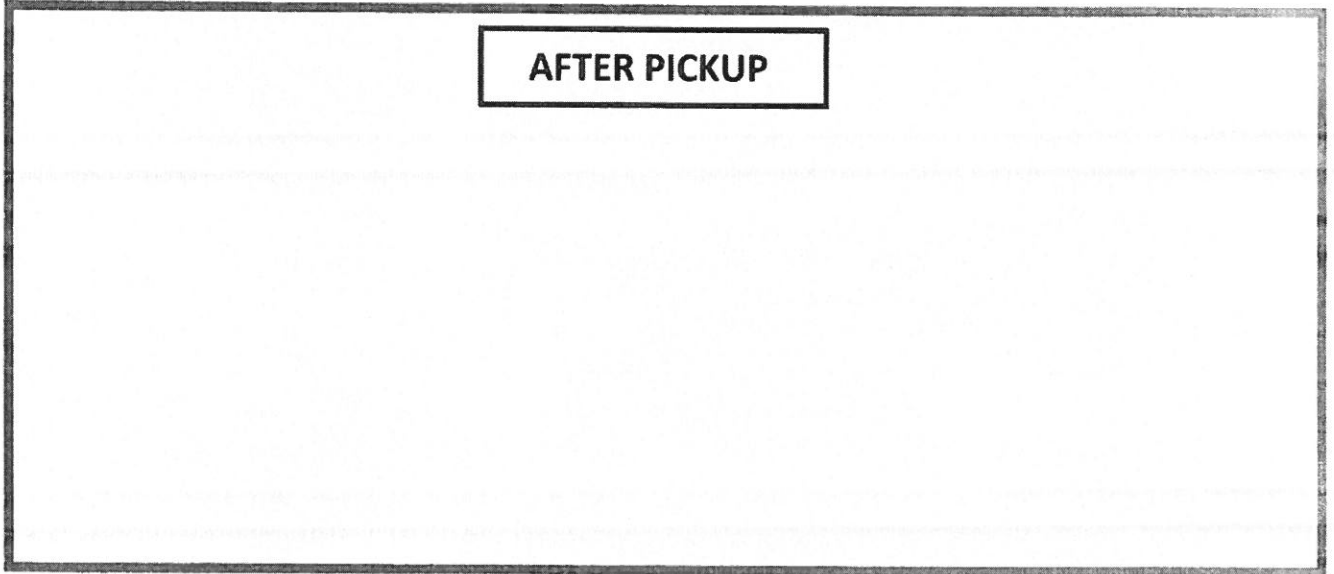
GOT SANDBAGS ????

Call a Director for Free Pickup

BEFORE PICKUP

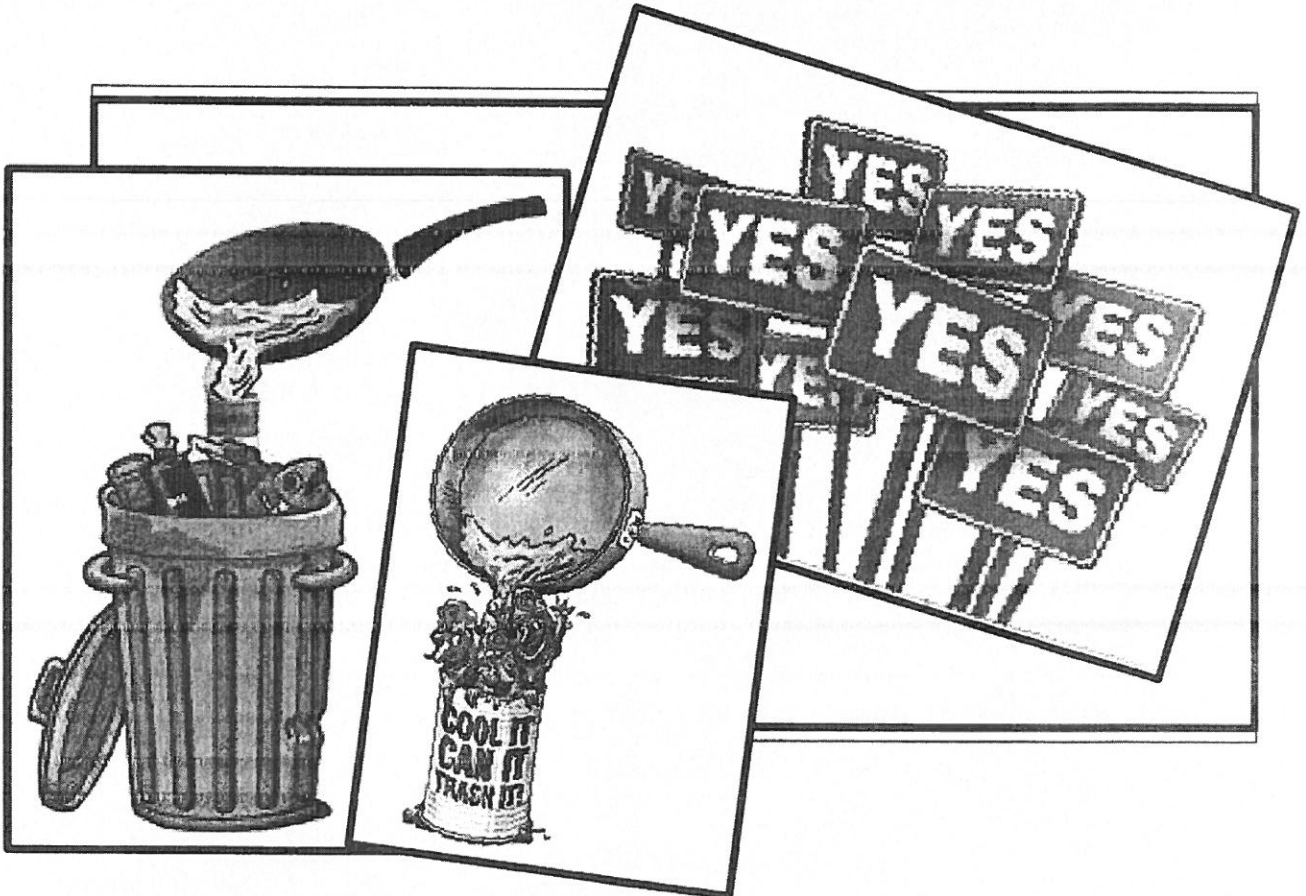


AFTER PICKUP





KEEP GREASE OUT OF OUR PIPES.



A PUBLIC SERVICE ANNOUNCEMENT

Nomination Committee Report

April 15, 2016

The Mutual 5 Board Nomination Committee has once again been successful in finding willing candidates to serve the 2016-2017 term.

This is the slate the Nomination Committee has submitted. Betty Coven, Joan Boryta, Susan Trembly, Wayne Gould, Gladys Sumners, Alfred Edington, Debbie Tran, and Kevin Powell. The Board endorses these candidates.

The Board also endorses Phil Hood as our GRF representative.

It is so important for shareholders to take an interest and become involved in what is being done with the monthly HOA's, how and where our money is invested, what projects are upcoming and the cost involved, and how the whole board acts on each agenda item every month for your benefit. Where are these people with backgrounds so useful to the Board, yet unwilling to serve?

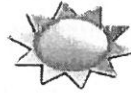
Respectfully submitted,

Joan Boryta, Mutual 5 Director/Chair Nomination Committee



Spring is here in Our Hometown

**The Mutual Administration Director's Report
March, 2016**



Plant Drought-Tolerant trees, shrubs and plants

Spring has arrived and with it another chance to brighten your garden area. If you see that one or more trees have been removed due to age, or fallen over in the wind.....Remember it will take some time and money to replace them.

Your mutual Board removes trees which have been determined to be a danger to lifting the sidewalk or doing damage to a building. Hence they decide to remove the tree. The root ball of the tree needs time to settle and have the leftover root growth dissolve before another tree can be put in its place....Consult with your Mutual Director or the Mutual's landscape policy before planting shrubs and flowers.

Conserve Precious water



The Leisure World Globe is Close to being finished. Cross your fingers and toes.....a date of completion and then an unveiling of the Globe will be here soon.

Mutual and GRF elections will be beginning soon. Be prepared and either run for office or serve on a committee. This is your community; your Leisure World.....Please vote. It is important! REMEMBER....Your vote is your voice.



VOTE!!!!!!

VOTE!!!!!!

*How powerful is the roar of a single voice in the dark
that brings light to others.*

MUTUAL OPERATIONS**NEW POLICY DRAFT****SERVICE MAINTENANCE****SmartBurners**

Under Article 5 of the Occupancy Agreement, "the Member shall not permit or suffer anything to be kept upon said premises which will increase the rate of insurance on the building..." Therefore, in the interest of fire safety, SmartBurners made by Pioneer Technology, shall be installed on all standard Mutual Five cooktops. Said SmartBurners are replacements for spiral burners. (According to testing done by The Caring Home, a project of Weill Cornell Medical College, while the maximum temperature of the SmartBurner is 662°F, the ignition temperatures for oil, metals, and most common fibers start at 728°F.) <http://www.thiscaringhome.org/products/low-temp-safety-burners.php>>

Under Article 11 of the standard Occupancy Agreement, the Corporation shall provide and pay for all necessary repairs, maintenance and replacements... of the Member's dwelling unit, including repairs for maintenance of standard improvements within the interior of the unit. Furthermore, under this Article, the employees of the Corporation shall have the right to enter the dwelling unit of the Member in order to effectuate "necessary repairs, maintenance and replacements..."

If, for any reason, such as remodeling, the shareholder replaces the standard cooktop with a non-standard cooktop, such as a glass top, the full set of four SmartBurners must be returned to Mutual Five. The shareholder shall be responsible for replacement costs if any of the four SmartBurners are missing. (Under Article 12 of the standard Occupancy Agreement, "the Member shall not, without the written consent of the Corporation, make any structural alterations in the premises or other fixtures connected therewith, or remove any improvements, or fixtures from the premises.")

Under Article 12, "the Member shall not, without the prior written consent of the Corporation, install or use in or about Member's dwelling unit any air conditioning equipment, washing machine, or other item which, when installed, would be considered a fixture under California law."

Shareholders owning or installing a freestanding stove or glass top stove, shall be provided the SmartBurners or another fire safety option to replace the high heat electric burners.

MUTUAL ADOPTION

FIVE:

(Draft created 04-21-16 cd)

Maria Martin

From: whosmom333@gmail.com on behalf of Christine Bittner [bittner.c@gmail.com]
Sent: Friday, May 13, 2016 12:39 PM
To: Carol Day; Maria Martin
Subject: M5 minutes and agenda

Please send pdf of both as soon as available.
Thx.

This email has been scanned by the Symantec Email Security.cloud service.
