

**PLEASE DO NOT DROP INTO THE MAIL SLOTS**

**MINUTES OF THE CONFERENCE CALL MEETING OF THE  
BOARD OF DIRECTORS  
SEAL BEACH MUTUAL FIVE**

**March 16, 2022**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Five was called to order by President DeRungs on Wednesday, March 16, 2022 at 9:02 a.m. followed by the Pledge of Allegiance led by President DeRungs via Zoom/Video Conference Call and Conference Room B.

**ROLL CALL**

Present: President DeRungs (via zoom), Vice President Murphy (via zoom), Chief Financial Officer Cude (via zoom), Secretary Gardner (via zoom), Director Gould (via zoom) and Director Shannon (entered at 9:09 a.m.)

GRF Representative: Mr. Thompson (via zoom)

Guests: Three Mutual Five Shareholders (via zoom)  
Two Mutual Five Shareholders (in-person)

Staff: Mr. Meza, Building Inspector  
Ms. Miller, Director of Finance (via zoom)  
Ms. Barua, Portfolio Specialist  
Ms. Vasquez, Recording Secretary

**MINUTES**

The Regular Meeting Minutes of February 16, 2022 were approved by general consent of the board to stand as presented.

The Special Meeting Minutes of February 23, 2022 were approved by general consent of the board to stand as presented.

**BUILDING INSPECTOR'S REPORT**

Building Inspector Meza presented his report (attached).

Following questions, Mr. Meza left the meeting at 9:20 a.m.

**GUEST SPEAKER**

Director of Finance Miller presented 2021 drafted audited financial statements.

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

RESOLVED that the Board of Directors of Seal Beach Mutual 05, upon a presentation of the Financial Statements as of December 31, 2021, for the year then ended, and proposed Accountant's Report as submitted by CliftonLarsonAllen (CLA), hereby accepts the above-mentioned Financial Statements, and reports therein and authorize the President to sign the Management Representation Letter.

The MOTION passed unanimously with ROLL CALL vote.

Following questions, Ms. Miller left the meeting at 9:43 a.m.

### **GRF REPRESENTATIVE'S REPORT**

GRF Representative Thompson presented his report (attached).

Following questions Mr. Thompson left the meeting at 10:07 a.m.

### **UNFINISHED BUSINESS**

No Unfinished Business.

### **NEW BUSINESS**

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

RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual's operating and reserve accounts, the check registers, monthly general ledger, and delinquent assessment receivable reports for the month of February 2022.

The MOTION passed unanimously with ROLL CALL vote.

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

RESOLVED to propose a rule change by adopting Rule 05-7506-1 Vehicle Usage and Rule 05-7583-1 - Parking Rules and approve the 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following the review of any shareholder comments received.

The MOTION passed unanimously with ROLL CALL vote.

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

RESOLVED to propose a policy change by rescinding Policy 7506.05 – Sidewalk Traffic Restriction, 7506.1 – Roller Skates, Roller Blades, Skateboards, Bicycles, Scooters, and Tricycles, 7580 – Traffic Control Regulation, 7581 – Enforcement of Community Traffic Regulations, 7582.05 – Towing Vehicles, 7583.05 – Parking – Portable on Demand Storage (PODS), Trailers, and Storage Containers and approve the 28-day posting of notice of the proposed policy change. The proposed policy change will be considered by the board at the next scheduled meeting following the review of any shareholder comments received.

The MOTION passed unanimously with ROLL CALL vote.

**SECRETARY / CORRESPONDENCE**

No correspondence received.

**CHIEF FINANCIAL OFFICER'S REPORT**

Chief Financial Officer Cude presented his report (attached).

**PRESIDENT'S REPORT**

President DeRungs provided an update.

**PORTFOLIO SPECIALIST'S REPORT**

Portfolio Specialist Barua presented her report (attached).

**ANNOUNCEMENTS**

**NEXT MEETING: Wednesday, April 20, 2022, at 9:00 a.m. via Zoom/Conference Call and Conference Rm B.**

**COMMITTEE REPORTS**

Landscape

No report was presented.

Physical Property

Director Gould provided no update.

Laundry Rooms/Emergency Information

There was an update provided.

**DIRECTORS' COMMENTS**

No Directors made comments.

**ADJOURNMENT**

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

RESOLVED to adjourn the meeting at 10:28 a.m.

The MOTION passed unanimously.

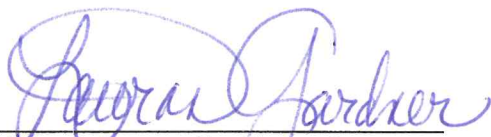
**EXECUTIVE SESSION SUMMARY**

The Board met in Executive Session on Wednesday, March 16, 2022, at 10:47 a.m., and took the following actions:

The board approved the regular executive session minutes of February 16, 2022.

1. Legal Matters
  - a. No legal matter was discussed.
2. Contracts
  - a. No contracts were discussed.
3. Assessments / Delinquencies
  - a. Several letters were drafted.
  - b. Several accounts to monitor.
  - c. Several accounts were closed.
4. Disciplinary Hearings
  - a. No disciplinary hearing occurred.

The Executive Session was adjourned at 11:52 a.m.



Attest, Laura Gardner, Secretary  
SEAL BEACH MUTUAL FIVE  
KV 03/16/22  
Attachments



**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS  
SEAL BEACH MUTUAL NO. FIVE  
February 23, 2022**

The Special Meeting of the board of Directors of Seal Beach Mutual No. Five was called to order by President DeRungs at 2:01 p.m. on Wednesday, February 23, 2022 via Zoom.

Those members present were: President DeRungs, Vice President Murphy, Chief Financial Officer Cude, Secretary Gardner, Directors Gould and Powell

Absent: Director Shannon

No shareholders present.

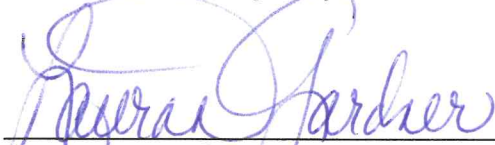
The purpose of this meeting was to discuss and vote to correct the term for Secretary Gardner.

Following a discussion and on MOTION duly made by Director Gould and second by Vice President Murphy, it was,

RESOLVED to rescind resolution dated on Wednesday, January 19, 2022  
"RESOLVED to appoint Director Laura Gardner as Secretary for Mutual 05  
Board of Directors, effective January 19, 2022, immediately, for the  
remaining 2021-2022 term in office. To correct the term year to 2022-2023.

The MOTION passed unanimously with ROLL CALL vote.

President DeRungs adjourned the meeting at 2:04 p.m.



---

Attest: Laura Gardner, Secretary  
SEAL BEACH MUTUAL NO. FIVE  
KV: 02/03/22

## INSPECTOR MONTHLY MUTUAL REPORT

<b>MUTUAL:</b> (05) FIVE		<b>INSPECTOR:</b> Mike Meza
<b>MUTUAL BOARD MEETING DATE:</b> March, 2022		

### PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	Improvement Values	RECENT INSPECTION	CONTRACTOR
117-J	UNIT REMODEL	BOTH	07/05/21	02/20/22	\$135,200	Waiting on contractor	JC KRESS
121-G	NEW PATIO	GRF	08/30/21	02/20/22	\$0	FINAL 02/09/22	MP CONSTRUCTION
121-G	UNIT REMODEL	BOTH	08/30/21	01/30/21	\$165,000	FINAL 02/09/22	MP CONSTRUCTION
103-I	KITCHEN REMODEL/WALL	BOTH	11/15/21	01/20/22	\$41,250	FINAL 02/15/22	LOS AL BUILDER
91-F	FLOORING THRU OUT	GRF	12/08/21	01/08/22	\$8,630	FINAL 02/09/22	FAMILY FLOOR
109-E	PATIO FLOORING	GRF	12/13/21	01/30/22	\$875	FINAL 02/03/22	LW DÉCOR
115-J	SOLA TUBE/ WINDOWS	BOTH	12/13/21	03/30/22	\$13,500		MP CONSTRUCTION
126-K	HEAT PUMP	BOTH	12/15/21	03/15/22	\$3,800	FINAL 02/09/22	GREENWOOD
117-C	FLOORING	GRF	12/30/21	01/30/22	\$800		KARYS CARPET
91-A	CEILING FAN	GRF	01/11/22	01/18/22	\$0	FINAL 02/18/22	BERGIN ELECTRIC
98-D	HEAT PUMP	BOTH	01/19/22	04/19/22	\$4,050	FINAL 03/03/22	GREENWOOD
96-L	ICE MAKER LINE	GRF	01/19/22	01/22/22	\$200		OGAN CONSTRUCTION
105-D	RETRACTABLE SCREEN	GRF	01/27/22	02/27/22	\$750	FINAL 02/18/22	NATIONWIDE
117-G	CARPET FLOORING	GRF	01/30/22	03/01/22	\$1,400	FINAL 02/03/22	KARYS CARPET
113-H	PATIO CARPET	GRF	02/01/22	03/01/22	\$1,400	FINAL 02/28/22	KARYS CARPET
115-J	ENTRY DOOR	GRF	02/01/22	05/31/22	\$600		LW DÉCOR
120-K	SHOWER CUT DOWN	BOTH	02/07/21	03/07/22	\$2,815	FINAL 03/03/22	NUKOTE
112-D	SHOWER CUT DOWN	BOTH	02/09/21	03/09/22	\$3,695	FINAL 03/04/22	NUKOTE
123-K	UNIT REMODEL	BOTH	02/10/22	08/10/22	\$50,000		NATIONWIDE
115-I	HEAT PUMP	BOTH	02/14/22	05/14/22	\$3,800		GREENWOOD
108-C	SHOWER CUT DOWN	BOTH	02/14/21	03/14/22	\$2,815		NUKOTE
119-J	MICROWAVE	BOTH	02/14/22	02/28/22	\$745		OGAN CONSTRUCTION
91-A	WASHER/DRYER FLOORING	BOTH	02/15/22	05/30/22	\$10,550		BA CONSTRUCTION
107-E	FLOORING	GRF	02/15/22	03/30/22	\$3,700	FINAL 03/01/22	KARYS CARPET
117-D	WASHER/DRYER FLOORING	BOTH	02/18/22	04/30/22	\$8,080		LOS AL BUILDER
109-D	ELECTRICAL OUTLETR	BOTH	02/21/22	05/30/22	\$250		MP CONSTRUCTION
102-F	ENTRY WALK WAY	GRF	02/22/22	03/31/22	\$1,025		BERGKVIST
115-D	PORCH FLOORING	GRF	02/28/22	03/30/22	\$3,000	FINAL 03/07/22	KARYS CARPET
123K	UNIT ASBESTOS REMOVAL	GRF	03/08/22	03/31/22	\$3,200		SIRRIS ABATEMENT
72-G	PATIO ELECTRICAL OUTLET	BOTH	03/10/22	05/10/22	\$350		LW DÉCOR
103-G	KITCHEN REMODEL	BOTH	03/12/22	05/30/22	\$28,540		LOS AL BUILDER
111-L	SHOWER VALVE	BOTH	03/10/22	03/17/22	\$1,685		A-1 TOTAL SERVICE
103-H	HEAT PUMP	BOTH	03/14/22	06/14/22	\$3,600		GREENWOOD

### ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED
71-A		11/02/21	03/01/22	03/04/22	03/18/22		8      9      3
91-A		11/08/21	12/28/21	12/28/21	01/12/22		
93-A		12/10/20					
96-E		07/26/21					
101-I		07/09/21	03/10/22	03/10/22			
103-G		08/24/21					
104-L		10/01/21					
105-D		09/30/20					
107-E		11/19/21	01/24/22	01/25/22	02/07/22		
109-H		10/21/21	12/20/21	12/23/21	01/10/22	02/16/22	
110-C		10/27/20					
111-F		11/05/21	02/10/22	02/10/22	02/23/22	03/09/22	
113-H		02/23/22					
114-L		07/09/20					
115-I		01/05/22	02/09/20	02/09/20	02/24/22		
115-J		10/01/21	10/18/21	10/18/21	11/01/21		
116-G		09/17/21	11/03/21	11/03/21	11/18/21		

## INSPECTOR MONTHLY MUTUAL REPORT

<b>MUTUAL:</b> (05) FIVE		<b>INSPECTOR:</b> Mike Meza
<b>MUTUAL BOARD MEETING DATE:</b> March, 2022		
117-G		03/09/22
121-K	01/25/22	02/02/22 02/02/22 02/15/22 03/09/22
123-K	10/21/21	10/26/21 11/03/21 11/18/21

SHADED AREAS HAVE BEEN SIGNED OFF

FI = Final Inspection   FCOEI = Final COE Inspection   ROF = Release of Funds

### CONTRACTS

CONTRACTOR	PROJECT
J&J LANDSCAPE <span style="color: red;">AUGUST 8th 2022</span>	Landscaping & Irrigation
EMPIRE PIPE      DECEMBER 31st 2022	Annual inspection
FENN      MAY 31st 2023	Pest and rodent control services
GRECO      JULY 1, 2022	Installing new meter doors thru out Mutual 54 Single doors installed completed.
ROOFING PROJECT	Buildings 100, 101, 113, 120
MJ JURADO	Replace sidewalks near building 102, 110, 109 and 112

### SPECIAL PROJECTS

Contractor	Discription of Work

### SHAREHOLDER AND MUTUAL REQUEST

69-K Water heater issues	Inspect mutual sidewalks
124-K Sewer break	Sewer mainline break building 124
105-K Refrigerator issues	
107-E Kitchen light issues	
121-K Cooktop not working	
124-L Contact shareholders for sewer repair update	
108-C Meet with contractor	
102-F Meet with contractor	
71-A Inspect garden area for leak	
72-G Question regarding porch electrical outlet	
92-A Water leak in unit	
95-G Question regarding charging stations	
93-H Shower issues	
93-I Shower issues	
121-K Cooktop not working	
121-G Downspout issues	





**MUTUAL 5 - FEBRUARY 28,2022 FINANCIAL REPORT SUMMARY**

**February Highlights:** [Please refer to Monthly Financial Statement (MFS) for more details and page Nos.]

- Line No. 1 As of the end of the second month of the 2022 Fiscal Year, Mutual 5 is in a favorable financial position (under budget) with excess income of \$2,169, as shown on the MFS on page 5.
- 2 The only major expense items over budget are Electricity, Legal Fees and Property and Liability Insurance. Each one of these accounts has a unique reason for being over budget this early in the fiscal year. The amount of excess expenses in each account is shown on pages 3 and 4 of the MFS in ( ) and will go down each month until the end of the year.

For Electricity the reason is a Bill Adjustment made in February by SCE due to Mutual 5's three solar installations that will be recovered over the next 10 months.

For Legal, it is the Retainer paid in January as explained in last month's Financial Summary Report. \$2,175 was applied toward the retainer in February.

For P&L Insurance, the policy year begins in November each year and a large deposit is needed up front and is collected in advance by recording higher expenses (9.5% of total budget) for the first nine months of the year and a smaller amount (2.5% of total) over the last three months of the calendar year. At year end, it all averages out.

**Please continue to be Water Wise, California is still in drought condition.**

**Please Use Water Wisely! The More WATER We Save, The More MONRY We Save!**

- 3 Investment Portfolio: please see page 16 (hand written number at the bottom of page) of the MFS to see how the reserve Funds are invested.

**ENDING BALANCE BANK ACCOUNTS**

4	RESTRICTED RESERVES (acct ending...9690)	1,506,822.37
5	NON-RESTRICTED RESERVES (acct ending...3364)	293,295.86
6	CHECKING ACCOUNT (acct ending...3181) <small>adjusted for outstanding checks</small>	38,867.28

**ENDING BALANCE OF MAJOR RESERVES**

Types	Ending Balance	S/H Contribution		MFS Page No.
		Monthly	per unit	
7 ROOFING	888,007.29	44,317.50	90.08	12
8 APPLIANCES	35,293.99	4,758.08	9.67	9
9 PAINTING	311,397.58	686.67	1.40	10
10 INFRASTRUCTURE	274,535.58	13,795.83	28.04	14
11 CONTINENCY OPERATING FUNDS	20,705.68	-	-	11
12 EMERGENCY RESERVES	78,932.99	-	-	13
	1,608,873.11	63,558.08	129.18	

**INCOME AND EXPENSES**

	From Monthly Financial Statement Page 17	February Actual	February Budget	February Variance	2022 YTD Actual	2022 YTD Budget	MFS Page No.
13	MUTUAL TOTAL INCOME	210,861	209,776	1,085	419,947	419,552	5, 17
14	CONTRIBUTION TO RESERVES	63,558	63,559	(1)	127,116	127,118	4, 5, 17
15	EXPENSES *	59,534	61,581	2,047	121,384	123,162	4
16	EXCESS INCOME over(under) EXPENSES	3,130			2,169		5, 17

\* Operating Expenses Do Not include reserve funded projects or GRF Carrying Charges Transfer.

# 2

## CONCRETE PROJECTS - (Jurado or SM or JJ) 2022

2/28/2022

Line #	Date of Work	Location	Project Cost	Date of Payments	Remarks
16					
17	Dec. 2021	Carports 60, 61,62,63 - Pavement	121,275.00	11/17/21	1/12/22 (2nd payment)
18	Dec. 2021	Carport 63 Change Order - Pavement	5,643.75	1/12/22	
19	Pending	Concrete Walks: Bldgs 102 to 112 *	71,986.50	Pending	Also Includes Bldgs 109,110,111
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33			* Infrastructure Reserves for Concrete Walks/Drains for 2022		
34		Total to Date:	71,986.50	2022 Budget: \$100,000; balance available: \$28,013.50	

	Fees Collected	Motty Budget '22	Feb '22	Jan '22	Dec '21	Nov '21	Oct '21	Sep '21	Aug '21	Jul '21
35	Buyer's Premium	2,500	2,250	2,250	3,000	3,000	3,750	2,250	3,000	1,500
36	Inspection Fees	4,700	6,000	2,400	1,200	7,200	6,000	1,200	4,800	2,400
37	Transfer Fee				250			250		

### ROOFING PROJECTS 2020 Budget Year (Construction in February- March, 2021)

	Building No. and Type	Roof Type	Roof SQ	Cost (\$) per SQ	Contract Cost (\$)
38	69 2 Bedroom	Low Slope	6/1/00	798	122,094
39	71 Laundry Room - 2 Bedrooms	Low Slope	6/6/00	840	126,084
40	99 1 and 2 Bedrooms	Low Slope	5/2/00	798	98,154
41	102 Laundry Room - 2 Bedrooms	Low Slope	6/6/00	840	132,720
42	TOTAL				479,052

Avg Cost/Apt = \$9,980

### ROOFING PROJECTS 2021 and 22 Budget Year (Construction expected to start in September 1, 2022)

	Building No. and Type	Roof Type	Roof SQ	Cost (\$) per SQ	Contract Cost (\$)
44	113 2 Bedroom	Low Slope	6/1/00	926	141,740
45	120 1 and 2 Bedroom	Low Slope	5/2/00	926	113,948
46	100 2 Bedroom	Low Slope	6/1/00	926	141,740
47	101 2 Bedrooms	Low Slope	6/1/00	926	141,740
48	70 2 Bedrooms	Low Slope	6/1/00	926	141,740
	TOTAL				680,908

Estimated Avg Cost/Apt = \$11,348

# SUMMARY FOR REFERENCE—2022 OPERATING BUDGET

Line #

- 49 **EXPECTED MONTHLY M5 HOA Income: \$117,425.64** (\$238.67/month X 492 UNITS)
- 50 **M5 HOA Cost per month per unit \$238.67** (increase of \$12.43) for year 2022
- 51 **GRF HOA Cost per month per unit \$172.03** (increase of \$6.98) for year 2022

## 2022 OPERATING BUDGET

	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total \$ Change From 2021 to 2022
52 <b>OPERATING EXPENSES</b>	125.16	738,945	38,915
53 <b>OPERATING INCOME</b>	15.67	92,515	23,498
54 <b>NET OPERATING COST</b>	109.49	646,430	34,480
55 <b>RESERVE FUNDING</b>	129.18	762,697	38,915

## 2022 RESERVE FUNDING DISTRIBUTION

	Project	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total Dollar Change
				Per Unit per Month
				From 2020 to 2022
56	<b>APPLIANCE</b>	9.67	57,097	(2.25)
57	<b>PAINTING</b>	1.40	8,240	1.40
58	<b>ROOFING</b>	90.08	531,810	2.63
59	<b>INFRASTRUCTURE</b>	28.04	165,550	6.18
60	TOTAL	129.18	762,697	6.59

\*See Appendix B of M5 Budget

## 2022 LANDSCAPING BUDGET

	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total \$ Change From 2021 to 2022
61 <b>LANDSCAPE-CONTRACT</b>	29.70	175,349	5,432
62 <b>LANDSCAPE-EXTRAS</b>	3.39	20,015	(59)
63 <b>LANDSCAPE-TREES</b>	3.05	18,007	0
64 TOTAL	36.14	213,371	5,373

## 2022 SERVICE REQUEST ORDERS (SRO) BUDGET

	Average Monthly per Unit	Yearly Total for 492 Units	Total Dollar Change From 2021 to 2022
65 <b>STANDARD SERVICE</b>	\$18.12	\$106,980	\$3,955

1005 Seal Beach Mutual No. Five Financial Statement Recap 02/28/2022
--

P.O. Box 2069  
Seal Beach CA 90740

Feb Actual	Feb Budget		2022 Y-T-D Actual	2022 Y-T-D Budget
138,506	138,508	Carrying Charges	277,013	277,016
63,558	63,559	Reserve Funding	127,116	127,118
<b>202,064</b>	<b>202,067</b>	<b>Total Regular Assessments</b>	<b>404,129</b>	<b>404,134</b>
8	54	Financial Income	160	108
8,788	7,655	Other Income	15,658	15,310
<b>8,796</b>	<b>7,709</b>	<b>Total Other Income</b>	<b>15,818</b>	<b>15,418</b>
<b>210,861</b>	<b>209,776</b>	<b>Total Mutual Income</b>	<b>419,947</b>	<b>419,552</b>
84,639	84,639	GRF Trust Maintenance Fee	169,278	169,278
19,614	15,267	Utilities	31,083	30,534
1,462	694	Professional Fees	9,262	1,388
95	84	Office Supplies	95	168
22,222	31,341	Outside Services	48,663	62,682
16,141	14,195	Taxes & Insurance	32,281	28,390
63,558	63,559	Contributions to Reserves	127,116	127,118
<b>207,731</b>	<b>209,779</b>	<b>Total Expenses Before Off-Budget</b>	<b>417,778</b>	<b>419,558</b>
<b>3,130</b>	<b>(3)</b>	<b>Excess Inc/(Exp) Before Off-Budget</b>	<b>2,169</b>	<b>(6)</b>
13,824	0	Depreciation Expense	27,594	0
<b>(10,694)</b>	<b>(3)</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>(25,425)</b>	<b>(6)</b>
		<b>Restricted Reserves</b>		
(748)	0	Appliance Reserve Equity	35,294	0
687	0	Painting Reserve	311,398	0
0	0	Contingency Operating Equity	20,706	0
44,318	0	Roofing Reserve	888,007	0
(2,845)	0	Emergency Reserve Equity	76,088	0
12,247	0	Infrastructure Reserve	274,536	0
<b>53,658</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>1,606,028</b>	<b>0</b>

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



February 22, 2022

---



Approved Consent Agenda

MOVED and approved the consent agenda included • Minutes of the Recreation Committee Meeting of January 3, 2022 • Minutes of the Physical Property Committee Meeting of January 5, 2022 • Minutes of the GRF Administration Committee Meeting of January 6, 2022 • Minutes of the GRF Board Meeting of January 25, 2022 • The acceptance of the Interim Financial Statement, January 2022 • Approval Reserve Funds Investment Purchase

General – Emergency Item – Economic Adjustment Increase

MOVED to add the Emergency Item – Economic Adjustment Increase to the Board agenda.

MOVED to ratify the GRF Board of Directors approval of a 5% hourly economic adjustment increase effective February 28, 2022 for all positions except Directors.

General – GRF Meeting Face Mask Requirements

MOVED to affirm the Board vote to amend the requirement for face masks to be worn in GRF indoor amenity venues to comply with current State mandate.

MOVED to continue the requirement that a face mask be properly worn in all Trust Property business buildings.

MOVED to continue the requirement that a face mask be properly worn in all meetings where GRF staff are in physical attendance

General - Approval Re-establishing 1.8 Acres Known as Mini-Farms

MOVED to request Physical Properties provide a Scope of Work and estimated cost to rebuild the mini farm at the 1.8 acres and to send to the Board for final approval.

General - Operating Funds – Approval Cyber Security Remediations

MOVED to approve the proposed professional hours and software licenses for a total of \$190,496 using operating funds, and hardware procurement for a total cost of \$239,190 from Reserve Funding.

Communication/IT Committee - Approval Annual Report Elimination

MOVED to approve the elimination of the annual report from the Communications Production schedule.

Communication/IT Committee - Amend 20-2806-1, Community Publications

MOVED to amend 20-2806-1, Community Publications, updating and clarifying document language, as presented.

GRF Administration Committee - Approval New HMO Health Plan “Select”

MOVED to approve the renewal of the following GRF employee benefit plans for the plan year beginning April 1, 2022, through March 31, 2023:

- Anthem Blue Cross Medical HMO Low, HMO-High
- Add Anthem HMO-Select as recommended
- Guardian Dental HMO and PPO Plans
- Guardian VSP Vision Plan
- Guardian Basic Life and AD&D Insurance Plan
- Guardian Long Term Disability Plan
- Guardian Accident and Critical Illness Plan
- Guardian Hospital Indemnity
- Guardian Employee Assistance Plan
- Guardian Voluntary Life Plan
- VPI/Nationwide Voluntary Pet Insurance Plan
- United Pet Care Pet Discount Program
- Reimbursement of up to \$750 Hospitalization cost annually per employee.
- Flexible Spending Account Plan
- Dependent Care FSA Plan

GRF Administration Committee - Capital Funding Request - Purchase of Trailer for Emergency Supplies

MOVED to approve the purchase of the trailer from Golden West Trailer Sales to store the Emergency Supplies for Golden Rain Foundation Employees, currently stored in two outdoor sheds for a cost of \$12,534.50 and adding a 10% contingency of \$1,253.45 for any extras, for a total cost not to exceed \$13,787.95 from Capital Funding.

GRF Administration Committee - Code of Ethics

MOVED to amend 30-5092-1, Code of Ethics, updating document language, as presented.

GRF Administration Committee - Plan Investment Administrative Committee

MOVED to amend 30-5155-3, Plan Investment Administrative Committee, updating document language, as presented

Finance Committee - Amend 40-5061-2, Fees

After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Finance Committee - Amend 40-2115-2, Copy and Supply Center

MOVED to amend 40-2115-2 Copy and Supply Center - Fee, updating Golden Age Foundation will be billed monthly, as presented.

Mutual Administration Committee - Approval 2022 Senior Resource Focus

MOVED to approve the Member Resources 2022 Senior Resource Focus be printed the LW Weekly as a once-a-month series informational guide.

Mutual Administration Committee - Approval New Buyer Information Packet

MOVED to approve the New Buyer Information Packet, as amended.

Physical Property Committee – Capital Funding Request - Clearing Out Mini Farms At 1.8 Acres

MOVED to award a contract to JJ Landscaping to clear out all farm material, taper soil to sidewalk, and flatten the area at 1.8 acres for a cost not to exceed \$14,630, Capital Fundings and to authorize the President to sign the contract.

Physical Property Committee - Amend Policy 30-5041-5, Real Trust Property Acreage

After a brief discussion, the Board will send this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Recreation Committee - Janitorial Contract Extension – Innovative Cleaning Service

MOVED to approve the extension of the Innovative Cleaning Services Janitorial contract through December 31, 2022, as presented and to authorize the President to sign the contract.

Recreation Committee – Reserve Funding Request - Clubhouse One Ice Machine

MOVED to approve the purchase of a new ice machine for Clubhouse One from Norm's Refrigeration & Ice Equipment at a cost not to exceed \$4,154.49, as presented

Recreation Committee - Amend Policy 70-1429.01-1 Golf Course Regulations

After a brief discussion, the Board will send back to the Committee for further review and bring it back to the next scheduled Board meeting.

Security, Bus & Traffic Committee - Amend Policy 80-1937-1 Parking – Rules

This item has been removed from the agenda and will be brought back to the next scheduled meeting.

Security, Bus & Traffic Committee - Final Vote - Amend Policy 80-5580-1 Entry Passes-Rules

MOVED to amend 80-5580-1 Entry Passes -Rules, updating the instructions for display of the entry pass and adding Renter/Lessee's do not receive annual entry passes, as presented.

## Recap of GRF Committees' Activity

February 2022

### February 2, 2022, Physical Properties Committee

- CONCURRED by the Committee to bring back the agenda topic, Speed Cushions with additional information to the next scheduled meeting.
- CONCURRED by the Committee to have the Facilities Director present more information about the agenda topic, Flashing Stop Signs to the Security, Bus and Traffic Committee.
- CONCURRED by the Committee to have the Physical Property Manager present more information about the Clubhouse Two Renovation at the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Storm Drains Screens Project Resurrection to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Adding More Parking Spaces to Clubhouse One to the next scheduled meeting.
- CONCURRED to have the Facilities Director get additional information regarding the traffic lights and the pedestrian time, regarding Left Turn Signal Lights at Golden Rain and St. Andrews and bring back to the next scheduled meeting.
- CONCURRED by the Committee to reach out to Urban Crossroads and request information for extending red curb markings.
- CONCURRED by the Committee to add the stand for the point person at the main gate to the future traffic flow study.
- MOVED and recommended the GRF Board to accept Clearing Out the Mini Farms at the 1.8 Acres to J&J proposal in the amount of \$13,300 with a 10% contingency,

Capital Funding, pending review by the Finance Committee, and authorize the President to sign the contract.

- CONCURRED by the Committee to bring back the agenda topic, Faux Ivy to Be Woven into Chain Link Fence Along Channel to the next scheduled meeting.
- MOVED and recommended the GRF Board amend the 30-5041-5 Real Trust Property Acreage, with the additional changes, as presented

### **February 3, 2022, GRF Administration Committee**

- MOVED to approve the purchase the enclosed trailer from Golden West Trailer Sales to store the Emergency Supplies currently stored in two outdoor sheds for a cost of \$12,534.50 from Capital Funding and adding a 10% contingency of \$1,253.45 for any unsee extras, for a total cost not to exceed \$13,787.95 and to send to Finance approval.
- CONCURRED by the Committee to request the Safety/Emergency Coordinator bring back more information about Blue Can 50 Year Life Water.
- CONCURRED by the Committee to form a sub committee consisting of Paula Snowden (Chair) and William Thompson and Sandy Geffner who will be contributing as special Director advisors. The Sub-Committee will bring back a report next month on their progress of updating the Glossary of Terms.
- CONCURRED by the Committee to forward December Gift Log to GRF Executive Session for further discussion.
- CONCURRED by the Committee discussed the training for mutual Board Directors by department heads. No action was taken pending additional information to be presented at the next scheduled meeting. Information on this training will be compiled by the Chair and presented to the committee next month.
- CONCURRED by the Committee to review at a work study governing document 50-3182-1 Member/Owner Renter/Lessee – Rules.
- MOVED and recommend the GRF Board accept, 50-3182- Member/Owner Renter/Lessee – Rules as amended.
- MOVED and recommend the GRF Board accept, 30-5155-3, Plan Investment Administrative Committee as amended.

### **February 7, 2022, Recreation Committee**

- CONCURRED by the Committee to review agenda topic Suggested Swimming Pool Rules, at the next work study.
- CONCURRED by the Committee to forward the correspondence about Ejected Mini Farm to the GRF Board.
- CONCURRED by the Committee to forward the Clubhouse Six Handicapped Accessibility Controlled Doors correspondence to the Physical Property Committee.
- CONCURRED by the Committee to forward Building Inspector to the Physical Property Committee to investigate all existing Clubhouses sewers and to look into different options.
- CONCURRED by the Committee to have the Recreation Manager submit a protocol for woodshop incidents to the Security Services Director.
- CONCURRED by the Committee to have the Library Supervisor bring back additional information on an NOCE instructor for woodworking classes to the next scheduled meeting.
- CONCURRED by the Committee and approved the Proposal for Korean Drum Club.
- MOVED and recommended the GRF Board approve the extension of ICS contract until December 31, 2022, after review by the Finance Committee.

- MOVED and recommended the GRF board approve the purchase of a new ice machine from Norm's Refrigeration & Ice Equipment for a total cost not to exceed \$4,154.49, Reserve Funding, after review by the Finance Committee.
- MOVED and recommended the GRF Board approve the repair of the icemaker in Clubhouse Three. If the cost is more than \$1,000, then it is recommended that a new machine be purchased for \$3,454.49 with a \$700.00 contingency, for a total cost of \$4,154.49, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to have the Library Supervisor amend governing document 70-2504- 2- The Library-Fees.
- CONCURRED by the Committee to have the Library Supervisor bring back additional information to the next scheduled meeting.
- CONCURRED by the Committee to accept the Pool donation for shade structure.
- CONCURRED by the Committee to have the Physical Property Committee look into a shade structure.

### **February 9, 2022, Security, Bus and Traffic Committee**

- CONCURRED to have the Recording Secretary send an acknowledgment letter to the Shareholder regarding the Security Fee.
- CONCURRED by the Committee to forward this agenda topic, Gate Access System Update to the GRF Board.
- CONCURRED by the Committee to have the Fleet Manager bring back additional information on Contracted/Off-site and On-Site Bus Service to the next scheduled meeting.
- CONCURRED by Security Services Manager provided an update on Parking Tickets on Hold. No action was taken, pending more information to be presented by the Security Services Director at the next scheduled meeting.
- CONCURRED by the Committee for more information regarding Replacement of Buses to be presented by the Fleet Manager at the next scheduled meeting.
- CONCURRED by the Committee for more information regarding Assessment of all GRF Vehicles to be presented by the Fleet Manager at the next scheduled meeting.
- MOVED and recommended that the GRF Board amend the 80-1937-1 Parking Rules to include no overnight parking allowed in any adjacent to Clubhouse One.

### **February 10, 2022, Communication/IT Committee**

- CONCURRED by the Committee Chair Snowden provided an update on the Clubhouse Four Dais and requested to bring back at the April meeting.
- CONCURRED by the IT Supervisor provided an update on the Livestream Tech Issues and was requested to bring back more information at the May meeting.
- CONCURRED by the Committee to bring the Replacement of Jenark & Other Legacy Systems, agenda item to the next scheduled meeting.
- CONCURRED by the IT Supervisor provided an update on the cameras and equipment for the Conference rooms and was requested to bring back more information at the May meeting.
- CONCURRED by the Chair to appoint Ms. Gambol for Vice Chair. There being no further discussion, Ms. Gambol was declared Vice Chair of the Communications/IT Committee, by acclamation.
- MOVED to eliminate the annual report and forward to the GRF Board for final approval.



- CONCURRED by the Committee to schedule a work study on February 23, 2022, the following governing documents: • Adopt 20-2807-1, GRF Emergency Text Parameters • Amend 20-5050-1 Digital Billboards
- MOVED and recommended the GRF BOD amend 20-2806-1, Community Publications, as presented.

### **February 11, 2022, ARCHITECTURAL DESIGN AND REVIEW Committee**

- CONCURRED by the Committee to forward any ideas regarding Fireplace Center to the Chair and to bring back the additional information to the next scheduled meeting.
- MOVED by the Committee to purchase two Fauxy Ivy panels and place one at the channel's north side and one at the south side.
- CONCURRED by the Committee to have the Facilities Director bring more information about Perimeter Wall-Wire Sculpture to the next scheduled meeting.
- CONCURRED by the Committee to have Facilities Director bring more information about Planting at the Library and Globe to the next scheduled meeting.
- CONCURRED the Committee to address the landscaping after the completion of the woodworking construction
- MOVED and approve by the Committee to approve the light gray, universal polymer coating for the floors in the woodworking room and the snow-bound color for the walls.
- CONCURRED by the Committee to review the map and determine locations for future sculptures and bring back the additional information to the next scheduled meeting
- CONCURRED by the Committee to accept the Aluminum Metallic chairs with the royal blue strap.

### **February 14, 2022, Mutual Administration Committee**

- MOVED and recommend to the Board of Directors to approve the Member Resources 2022 Senior Resource Focus be printed in the Health Section of the LW Weekly as a once-a-month series informational guide.
- CONCURRED by the GRF Vice President Marsha Gerber to discuss GRF Election at the GRF Administration Committee.
- MOVED and recommend the GRF BOD to approve the New Buyer Information packet as amended.

### Financial Recap – January 2022

As of the one-month period ended January 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$179,987.

Major variances are:

Wages, Taxes & Benefits	\$130,119	Favorable: Wages \$89K; P/R Taxes \$11K; Workers' Comp \$1.3K; 401(k) ER Match \$5.5K; Group Ins \$23K; average FTE < budget by 19.0 FTEs
Professional Fees	10,277	Favorable: Legal expenses and computer support less than budget.
Facilities Maintenance	30,330	Favorable: Less maintenance in January than planned; Janitorial contract renegotiated for less.
SRO Labor Cost Recovery	(39,617)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
<b>Reserve Funds</b>				
Repairs & Replacements	\$12,260,254	\$509,698	\$11,750,556	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
<b>Capital Funds</b>				
Capital Improvements	\$2,897,579	\$838,817	\$2,058,762	8

Total year-to-date approved unbudgeted operating expenses are \$388.

# PORTFOLIO SPECIALIST'S REPORT

## March 2022



If an overabundance of personal belongings gets in the way of living your life comfortably, speak to your healthcare professional.

Collecting and keeping too many things in your Unit, or on your patio/porch, might present a clear and present danger of rodent and insect infestation, and even the possibility of creating a fire hazard within your Unit.

**Please note:** It is against the Law to place electronic waste, smoke detectors, batteries, paint cans, sharps, pesticides and herbicides, auto parts and light bulbs, including fluorescent light bulbs, in either the **GREEN** or the **WHITE** Waste Containers.

**Large items:**

Furniture, mattresses, tables, chairs, and all other large items must be taken to the North-West corner of Seal Beach Leisure World.

**DO NOT** leave any large items around the waste bin areas.

An assessment per item may be brought against an individual Unit for leaving these items in or around the waste bin areas.

If you are not sure or have any questions regarding proper disposal of any items, please ask your Building Captain or Mutual Director for clarification.



**Mutual and GRF Elections will be beginning soon.**

**This is your community! Please see the 2022 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly!**



# GUIDE TO RECYCLING...

## SEPARATING RECYCLE PRODUCTS FROM TRASH

CALMET (the waste collection agency serving Leisure World) has provided a S.O.R.T. (Saving Our Resources Together) Guide for the disposal of products from the home. Plastic bags CANNOT be recycled. Please be sure to place recyclables from plastic bags into WHITE bin and place plastic bags into the GREEN trash bin.



## RECYCLABLES

### GLASS

- Clear
- Brown
- Green
- Liquor
- Soft Drink
- Juice & Food Jars



### METAL

- Aluminum Foil
- Aerosol Cans (Empty)
- Food Cans & Lids
- Wire Coat Hangers
- Soda & Juice Cans



### PLASTIC

- Milk Jugs
- Soda, Juice & Water
- Soap Bottles
- Containers with Numbers 1-7



### PAPER

- Newspaper
- Junk Mail & Magazines
- Envelopes & Paper
- Wrapping Paper (non-metallic)
- Cereal Boxes
- Egg Cartons
- Paper Shopping Bags
- Phone Books
- Cardboard Boxes (flattened)
- Juice Drink Boxes





## IT'S AGAINST THE LAW...

To place these items into either the GREEN or the WHITE Regular Waste Containers:

- Electronic Waste\*
- Smoke Detectors
- Household Batteries\*
- Paint Cans & All Paint Products
- Sharps
- Pesticides & Herbicides
- Auto Products
- Fluorescent/Light Bulbs\*



### HOUSEHOLD HAZARDOUS WASTE

The law prohibits putting any hazardous liquids or hazardous waste materials in your regular waste containers. These waste items **MUST** be handled separately and taken to a **Hazardous Waste Collection Center**. Closest centers are: Rainbow Disposal, 714-847-3581 or the O.C. Integrated Waste Management Dept. 714-834-6752.



### E-WASTE, HOUSEHOLD BATTERIES & LIGHTING

Instructions for proper disposing of the following items:

- **E-Waste** Service Maintenance Dept. 562-431-6586, x369
- **Household Batteries** Service Maintenance Dept. 562-431-6586, x369 or News Office
- **Fluorescent/Light Bulbs** Service Maintenance Dept. or Purchasing Office

### LARGE ITEMS

Furniture, mattresses, water closets and other large items must be taken to the North-West corner of Leisure World. Travel North on Oak Hills Road, turn **RIGHT** into the Mini-Farm area. Please use the Resident Recycling Containers.

**PLEASE NOTE:** An assessment of \$30 per item will be brought against an individual or Mutual for leaving these items in or around bin areas. If you are not sure or have questions regarding proper disposal of these items, please ask your Building Captain or Mutual Director for clarification.





**SEAL BEACH MUTUAL NUMBER FIVE****Resident Regulations****Vehicle Usage**

1 The following Vehicle Usage Rules and Regulations are enforced and are applicable to all  
 2 PEDESTRIANS and persons operating MOTOR VEHICLES, GOLF CARTS, MOBILITY  
 3 SCOOTERS or BICYCLES on any property managed by SEAL BEACH MUTUAL FIVE.  
 4

5 The SHAREHOLDER is solely responsible for the actions or omissions by RENTER/LESSEEs,  
 6 VISITORS, CAREGIVERS or CONTRACTORS whose entry into LEISURE WORLD SEAL  
 7 BEACH they have authorized, as well as persons who have entered Mutual Five through their  
 8 RENTER/LESSEE's authorization.  
 9

10 The SHAREHOLDER will pay any Mutual Five penalties incurred as a result of such behaviors.  
 11

**1. LICENSING REQUIREMENTS**

12  
 13  
 14 **1.1.** For MOTOR VEHICLES: Any person in Mutual Five operating a Motor Vehicle,  
 15 as defined in the California Vehicle Code, shall be required to have a valid  
 16 driver's license in their possession.

17 **1.1.1.** All MOTOR VEHICLES operated or parked in Mutual Five must  
 18 properly display current state-issued license plates and carry valid  
 19 registration papers.  
 20

21 **1.2.** For GOLF CARTS and LOW-SPEED VEHICLES (LSVs):

22 **1.2.1.** AUTHORIZED RESIDENTS are not required to possess a driver's  
 23 license to operate a GOLF CART or LSV in Mutual Five.

24 **1.2.2.** Any VISITOR operating a GOLF CART or LSV in Mutual Five must  
 25 possess a valid state-issued driver's license, be 16 years of age or  
 26 older, and be accompanied by an AUTHORIZED RESIDENT.  
 27

**2. DECAL REQUIREMENTS**

28  
 29  
 30 **2.1.** For MOTOR VEHICLES:

31 **2.1.1.** Each MOTOR VEHICLE and GOLF CART owned by a Mutual Five  
 32 AUTHORIZED RESIDENT must display a valid GRF-issued decal on  
 33 the front windshield and a Mutual Five decal in the rear window.

34 **2.1.2.** Except for a RENTER/LESSEE, all AUTHORIZED RESIDENT's GRF  
 35 motor vehicle decals are valid for up to two (2) years, or the month and  
 36 year when the RESIDENT'S driver's license expires, whichever is  
 37 sooner.

38 **2.1.3.** A RENTER/LESSEE's GRF MOTOR VEHICLE decal expires  
 39 concurrently with the RENTER's lease, or the month and year when  
 40 the RENTER/LESSEE's driver license expires, whichever is sooner.

(Mar 22)

**GOLDEN RAIN FOUNDATION Seal Beach, California**

**SEAL BEACH MUTUAL NUMBER FIVE**

**Resident Regulations**

**Vehicle Usage**

41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80

- 2.2.** For GOLF CARTS and LOW-SPEED VEHICLES (LSVs):
  - 2.2.1.** Except for a RENTER/LESSEE, all AUTHORIZED RESIDENT's GRF GOLF CART decals are valid for two (2) years.
  - 2.2.2.** A RENTER/LESSEE's GRF-issued GOLF CART decal expires concurrently with the RENTER's lease.
- 2.3.** For BICYCLES and ELECTRIC BICYCLES  
AUTHORIZED RESIDENTS may obtain and display a GRF-issued decal on their BICYCLE or ELECTRIC BICYCLE to assist in gate access and in faster recovery if lost or stolen.

**3. AREAS OF AUTHORIZED USE FOR MOTOR VEHICLES**

- 3.1.** MOTOR VEHICLES may only be operated on streets, driveways, and parking areas designated for such use.
- 3.2.** GOLF CARTS, LSVs, BICYCLES and MAINTENANCE MOTOR VEHICLES.
  - 3.2.1.** GOLF CARTS, LSVs, all forms of BICYCLES, AND MAINTENANCE MOTOR VEHICLES can be operated on all streets in Mutual Five and are subject to the respective traffic and safety codes and the provisions of this rule pertaining to the specific conveyance.
  - 3.2.2.** Operation on Sidewalks
    - 3.2.2.1.** Operating a GOLF CART, or LSV less than 48 inches in width, on a sidewalk or walkway is permissible only from the point of origin to the nearest driveway or place of exit to the street.
    - 3.2.2.2.** Operating an LSV more than 48 inches in width is prohibited on all walkways and sidewalks.
    - 3.2.2.3.** BICYCLES, ELECTRIC BICYCLES and MOBILITY SCOOTERS may be operated on all walkways and sidewalks in a safe manner under 5 miles per hour.
    - 3.2.2.4.** ELECTRIC BICYCLES, while under powered operation, may not be operated on sidewalks.
    - 3.2.2.5.** MOTORIZED BICYCLES and MOTORCYCLES may not travel on or occupy sidewalks at any time.
    - 3.2.2.6.** GRF VEHICLES, GOLF CARTS, or LSVs, when utilized by GRF EMPLOYEES and THIRD-PARTY CONTRACTORS to provide services to Mutual Five or its AUTHORIZED RESIDENTS, are permitted to travel on sidewalks, lawns,

(Mar 22)

**GOLDEN RAIN FOUNDATION Seal Beach, California**

**SEAL BEACH MUTUAL NUMBER FIVE**

**Resident Regulations**

**Vehicle Usage**

and walkways when authorized by the director of GRF Physical Properties or the Mutual Five Board of Directors.

**4. PROHIBITED FROM USE IN MUTUAL FIVE**

- 81
- 82
- 83
- 84
- 85 **4.1.** Any powered conveyances not licensed for street use, other than GOLF CARTS,
- 86 LSVs less than 48 inches wide, and MOBILITY SCOOTERS.
- 87
- 88 **4.2.** Any MOTOR VEHICLE whose entry into the community was not authorized by
- 89 GRF, Mutual Five or an AUTHORIZED RESIDENT.
- 90
- 91 **4.3.** Any motor vehicle not properly displaying current state-issued license plates or
- 92 not carrying valid registration.
- 93
- 94 **4.4.** Vehicles designed to carry 12 or more passengers, unless approved for loading
- 95 or offloading passengers with approval from the Security Department,
- 96 Recreation Department, or the Mutual Five Board of Directors.
- 97
- 98 **4.5.** Roller skates, roller blades, skateboards, hoverboards, Segways, Razr-type
- 99 scooters and similar powered and unpowered conveyances.
- 100
- 101 **4.6.** ELECTRIC BICYCLES may not be ridden under powered operation on any
- 102 sidewalk.
- 103

**5. SPECIFIC VEHICLE TYPES**

- 104
- 105
- 106 **5.1. GOLF CARTS and LSVs**
- 107 **5.1.1.** GOLF CARTS and LSVs operated in Mutual Five between dusk and
- 108 dawn must have working headlights, brake lights, and directional
- 109 signals.
- 110 **5.1.2.** GOLF CARTS and LSVs operated during rain or other precipitation
- 111 must have working wiper blades.
- 112 **5.1.3.** GOLF CARTS and LSVs shall operate on sidewalks at no speed
- 113 greater than five miles per hour.
- 114 **5.1.4.** GOLF CARTS and LSVs must yield the right of way to all
- 115 PEDESTRIANS, BICYCLES and MOBILITY SCOOTERS.
- 116
- 117 **5.2. BICYCLES and MOBILITY SCOOTERS**
- 118 **5.2.1.** BICYCLES and ELECTRIC BICYCLES shall operate on sidewalks at
- 119 no speed greater than 5 miles per hour.
- 120 **5.2.2.** BICYCLES and ELECTRIC BICYCLES are not allowed within laundry

(Mar 22)

**GOLDEN RAIN FOUNDATION Seal Beach, California**

**SEAL BEACH MUTUAL NUMBER FIVE**

**Resident Regulations**

**Vehicle Usage**

121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151

buildings.  
**5.2.3.** BICYCLES and ELECTRIC BICYCLES must yield the right of way to all PEDESTRIANS and MOBILITY SCOOTERS.

**5.3.** PEDESTRIANS and MOBILITY SCOOTERS on SIDEWALKS

**5.3.1.** A person operating a MOBILITY SCOOTER on a sidewalk must yield the right of way to all PEDESTRIANS upon the sidewalk.

**6. REPORTING ACCIDENTS AND LIABILITY**

**6.1.** The operator of any type of vehicle involved in any kind of accident resulting in death or injury to any person or animal shall immediately stop and call 911. The vehicle’s operator then must notify the GRF Security Department immediately.

**6.2.** The operator of any vehicle involved in any accident within Mutual Five resulting in damages to any other person’s personal property, or to any Mutual Five carport, landscaping, fixtures or property; shall notify the Security Department immediately.

**6.3.** A GOLF CART and LSV owner/operator shall maintain sufficient insurance to cover the operation of the GOLF CART upon the sidewalks, including personal injury and property damage coverage. The operation of the GOLF CART shall be contingent upon proof of insurance related to their GOLF CART /LSV operation. Exceptions to 6.6.3. are GRF maintenance vehicles, approved contractors, and delivery carriers.

**7. ENFORCEMENT OF RULES**

Penalties imposed for violating these regulations and procedures for appealing a citation for violating these regulations are listed in Rule 7585.05, Protocol for Enforcing Governing Documents.

**Document History**

Adopted: **16 MAR 2022**

**Keywords:** Mutual Five Vehicle Usage

152

**SEAL BEACH MUTUAL NUMBER FIVE**

**Resident Regulations**

**Parking Rules**

- 1     **1. PREFACE**
- 2         In order to promote safety, all drivers and pedestrians shall follow the same parking rules
- 3         as required on public streets, unless otherwise specified herein.
- 4
- 5     **2. GENERAL RULES**
- 6         The following Parking Rules are enforced and are applicable to all persons owning,
- 7         controlling or operating vehicles upon the carports, streets, sidewalks, parking areas,
- 8         grounds, and other property overseen by Mutual Five.
- 9
- 10        **2.1.** Shareholders are solely responsible for the actions of any VISITOR,
- 11        RENTER/LESSEE (R/L), CAREGIVER or CONTRACTOR who has entered
- 12        Mutual Five under their authorization, as well as any persons who have entered
- 13        Mutual Five through their R/L's authorization. Therefore, the Shareholder is
- 14        responsible for any fines and penalties associated with their unit that are
- 15        imposed by Mutual Five.
- 16
- 17        **2.2.** Mutual Five is not liable for damaged, lost or stolen property.
- 18
- 19        **2.3.** GRF vehicles, such as maintenance or security vehicles assisting first
- 20        responders or providing emergency services to a residential unit or Mutual Five
- 21        property, are exempted from these policies.
- 22
- 23        **2.4.** Documentation:
- 24            **2.4.1.** No AUTHORIZED RESIDENT's MOTOR VEHICLE, including GOLF
- 25            CARTS and RECREATION VEHICLES (RVs) may be parked on
- 26            Mutual Five property without displaying a GRF decal on its windshield
- 27            and, in all cases practical, a Mutual 5 decal on its rear window.
- 28            **2.4.2.** No VISITOR, SERVICE PROVIDER, or CONTRACTOR's vehicle may
- 29            be parked on Mutual Five property unless a valid GRF entry pass is
- 30            visibly displayed. COMMERCIAL VEHICLES, RVs and VEHICLES
- 31            USED FOR RECREATION (VUFR) without a windshield or dashboard
- 32            must display the GRF entry pass secured to the vehicle or trailer.
- 33            **2.4.3.** No motor vehicle shall be parked on Mutual Five property at any time
- 34            without proof of current valid State registration and properly displayed,
- 35            valid license plates.
- 36
- 37        **2.5.** Requirements:
- 38            **2.5.1.** All persons parking in Mutual Five must observe California Vehicle
- 39            Code Chapter 10.12 regarding time limits associated with the painted
- 40            curbs and parking limitations listed in this document.

(Mar 22)

**GOLDEN RAIN FOUNDATION Seal Beach, California**





**SEAL BEACH MUTUAL NUMBER FIVE**

**Resident Regulations**

**Parking Rules**

81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120

- 3.3. Green Zone: Parking may not exceed twenty (20) minutes. However, when the vehicle is displaying a valid government-issued disabled plate or placard, the vehicle is permitted unlimited parking time in a Green Zone.
- 3.4. Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty) minutes.
- 3.5. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise restricted.

**4. SPECIFIC VEHICLE TYPES**

- 4.1. Commercial Vehicles:
  - 4.1.1. COMMERCIAL VEHICLES must comply with parking rules and regulations within Mutual Five and must not obstruct or park on sidewalks or walkways, without proper authorization from the LWSB departments of Security or Physical Properties, or the Mutual Five President.
  - 4.1.2. COMMERCIAL VEHICLES, including personal vehicles driven by EMPLOYEES or COMMERCIAL WORKERS, shall not be parked overnight on Mutual Five property without proper authorization from the LWSB departments of Security or Physical Properties or the Mutual Five President.
- 4.2. Golf Carts and Low-Speed Vehicles:
  - 4.2.1. No Mutual Five resident may park a GOLF CART at their residence without displaying a state-issued handicapped placard. The GOLF CART must be parked on a pad meeting all Mutual Five specifications and with the approval of the Mutual Five Board of Directors. The shareholder is responsible for all costs related to the installation and removal of the pad.
  - 4.2.2. GOLF CARTS AND LSVs may be parked in parking spaces or along curbs designated for GOLF CARTS or MOTOR VEHICLES. GOLF CARTS must be parked completely within the marked boundaries of a parking space.
  - 4.2.3. GOLF CARTS AND LSVs may not be parked in any manner interfering with foot or vehicle traffic, in such a way to interfere with the entry or exit to a residential unit, or so that charging cords are placed across any walkway.

(Mar 22)

**GOLDEN RAIN FOUNDATION Seal Beach, California**



**SEAL BEACH MUTUAL NUMBER FIVE****Resident Regulations****Parking Rules**

- 161 closed. Steps must not block the sidewalk.  
 162 **4.5.6.** A RV or VUFR shall not be attached to any external power or water  
 163 supply.  
 164 **4.5.7.** Leveling jacks, if used, must include a base plate sufficient to prevent  
 165 damage to pavement.  
 166 **4.5.8.** No animals or children shall be left unattended on or within any RV or  
 167 VUFR at any time.  
 168 **4.5.9.** Mutual Five is not liable for damaged, lost or stolen property.  
 169

**5. SPECIAL CIRCUMSTANCES**

- 170  
 171  
 172 **5.1.** No animal or child is allowed to be left alone in any parked vehicle on Mutual  
 173 Five property. Animal Control or Seal Beach Police, respectively, will be called  
 174 immediately.  
 175 **5.2.** "For Sale" signage shall not be displayed on any vehicle on Mutual Five property.  
 176 **5.3.** Vehicles shall not be washed; repaired and/or major service be performed; nor  
 177 fluids changed on any Mutual Five property.  
 178

**6. TOWING**

179  
 180 The Mutual Five Board of Directors has authorized the LSWB Security Department to  
 181 enforce the parking rules of Mutual Five in compliance with California Vehicle Code,  
 182 Section 22658, which may result in the towing of a vehicle at the vehicle owner's expense.  
 183

- 184 **6.1. MOTOR VEHICLES** subject to Immediate Towing at the MOTOR VEHICLE  
 185 Owner's expense:  
 186 **6.1.1.** Those in red zones designating fire lanes or fire hydrants;  
 187 **6.1.2.** Those parked in any no-parking zone;  
 188 **6.1.3.** Those parked in handicapped spaces without a proper state-issued  
 189 placard or disabled license plates;  
 190 **6.1.4.** Those in properly posted construction zones;  
 191 **6.1.5.** Those blocking entrances, exits and crosswalks, or preventing access  
 192 to, or operation of, another motor vehicle;  
 193 **6.1.6.** Those leaking gasoline, oil or any hazardous fluids.  
 194 **6.1.7. PROHIBITED VEHICLES:**  
 195 **6.1.7.1.** Boats or unattached trailers;  
 196 **6.1.7.2.** Inoperable vehicles;  
 197 **6.1.7.3.** Unlicensed and/or off-road vehicles (except golf carts);  
 198 **6.1.7.4.** Any MOTOR VEHICLE or RV lacking current state  
 199 registration;  
 200 **6.1.7.5.** Any AUTHORIZED RESIDENT'S MOTOR VEHICLE,

(Mar 22)

**GOLDEN RAIN FOUNDATION Seal Beach, California**

**SEAL BEACH MUTUAL NUMBER FIVE**

**Resident Regulations**

**Parking Rules**

201 GOLF CART or RV that does not display a current GRF  
202 decal or identifying RFID tag.

203 **6.1.7.6.** Aircraft.

204  
205 **6.2.** OTHER PARKING VIOLATIONS SUBJECT TO TOWING  
206 Any vehicle issued a Mutual Five Rules Violation notice for a violation not subject  
207 to immediate towing shall be subject to towing 72 hours after the citation is  
208 posted.

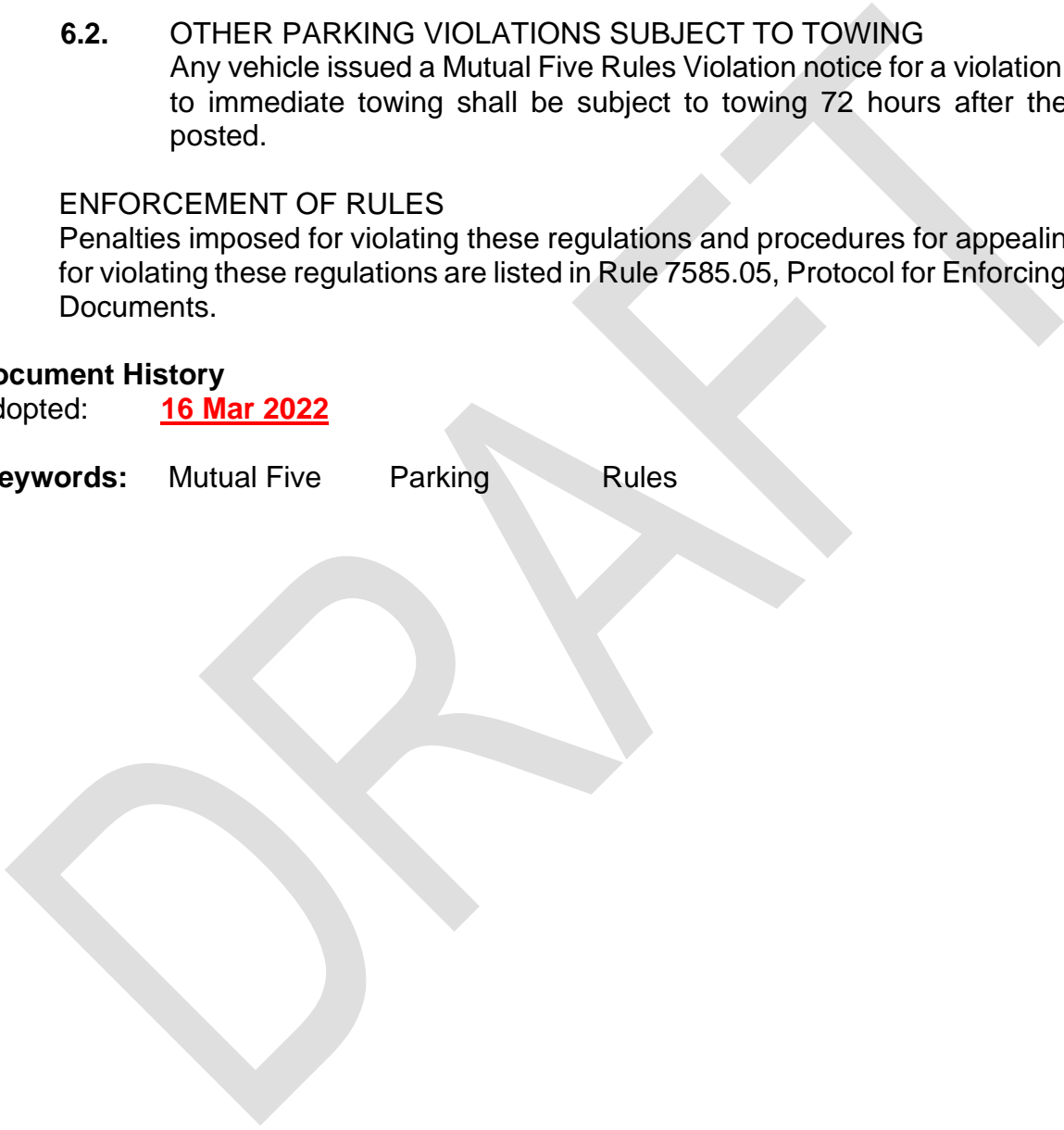
209  
210 **7.** ENFORCEMENT OF RULES  
211 Penalties imposed for violating these regulations and procedures for appealing a citation  
212 for violating these regulations are listed in Rule 7585.05, Protocol for Enforcing Governing  
213 Documents.

214

**Document History**

Adopted: **16 Mar 2022**

215 **Keywords:** Mutual Five Parking Rules



**MUTUAL OPERATIONS**

**RESCIND**

**RESIDENT REGULATIONS**

**Roller Skates, Roller Blades, Skateboards, Bicycles, Scooters, and Tricycles**

Mutuals One, Nine, and Ten

NOTWITHSTANDING PREVIOUS ACTION BY THE BOARD, the following resolution is adopted by Mutuals One, Nine, and Ten on the dates shown below:

~~NOW THEREFORE BE IT RESOLVED that, due to potential safety hazards, visitors in the Mutual Corporation who are the responsibility of the residents may not use roller skates, roller blades or skateboards on Mutual sidewalks or streets.~~

~~BE IT FURTHER RESOLVED, that except for employees working in Leisure World, visitors residing outside Leisure World may ride bicycles or tricycles on Mutual sidewalks or streets only if accompanied by a resident.~~

Mutuals Two, Three, Four, Five, Six, Seven, Eight, Eleven, Fourteen, Fifteen and Sixteen

NOTWITHSTANDING PREVIOUS ACTION BY THE BOARD, the following resolution is adopted by Mutuals Two, Three, Four, Five, Six, Seven, Eight, Eleven, Fourteen, Fifteen, and Sixteen on the dates shown below:

~~NOW THEREFORE BE IT RESOLVED that, due to potential safety hazards, visitors in the Mutual Corporation who are the responsibility of the residents may not use roller skates, roller blades, skateboards or scooters (Mutual Six: motorized or other) on Mutual sidewalks or streets. (Mutual Five: May not use bicycles or tricycles either).~~

~~BE IT FURTHER RESOLVED, that except for employees working in Leisure World, visitors residing outside Leisure World may ride bicycles or tricycles on Mutual sidewalks or streets only if accompanied by a resident.~~

<u>MUTUAL ADOPTION</u>	<u>AMENDMENT</u>	<u>AMENDMENT</u>
ONE	03-24-94	10-26-00
TWO	04-21-94	10-19-00
THREE	03-08-94	10-13-00
FOUR	11-06-00	
FIVE	11-17-99	10-18-00
SIX	03-22-94	09-18-00,06-11-01
SEVEN	03-18-94	09-15-00
EIGHT	03-28-94	09-25-00

(Jul 14)



**MUTUAL OPERATIONS**

**RESCIND**

**RESIDENT REGULATIONS**

**Roller Skates, Roller Blades, Skateboards, Bicycles, Scooters, and Tricycles**

<del>NINE</del>	<del>08-10-98</del>	
<del>TEN</del>	<del>03-23-94</del>	
<del>ELEVEN</del>	<del>04-21-94</del>	<del>10-19-00</del>
<del>TWELVE</del>	<del>02-11-99</del>	<del>See Policy 7502.12</del>
<del>FOURTEEN</del>	<del>04-22-94</del>	<del>10-11-00</del>
<del>FIFTEEN</del>	<del>05-18-98</del>	<del>07-16-01</del>
<del>SIXTEEN</del>	<del>03-21-94</del>	<del>09-18-00</del>
<del>SEVENTEEN</del>	<del>(See Policy 7506.17)</del>	

RESCIND

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****RESCIND****Sidewalk Traffic Restriction – Mutual Five**

- ~~1. Gasoline powered vehicles are prohibited from using sidewalks in this Mutual. Exceptions shall be limited to the following:
 
  - ~~a. Emergency medical vehicles belonging to the Health Care Center.~~
  - ~~b. Service vehicles designated for sidewalk use belonging to the GRF.~~
  - ~~c. Service vehicles designated for sidewalk use belonging to contractors or vendors doing business with shareholders or corporations (such as newspaper carriers).~~~~
- ~~2. The wheelbase on all electric carts (golf carts, two-seaters, gems and similar vehicles) must not exceed 68 inches. The width of the cart must not exceed 48 inches. The inflatable tires must be 8 ½ inches wide.~~
- ~~3. Electric carts are restricted to traveling the shortest distance from the unit to the street.~~
- ~~4. In order to be parked at a Mutual Five residence, the vehicle must have a DMV-issued handicap placard and a Leisure World decal.~~
- ~~5. If eligible, shareholders must obtain all approvals and install a cement pad or Turfstone four feet wide next to the sidewalk at the unit. Shareholder is responsible for all costs relating to the installation and removal of the pad, including the cost of all permits, inspections, construction and removal.~~
- ~~6. The driver of the cart shall stop for pedestrian traffic at a sufficient distance away from the pedestrian to enable pedestrian traffic to safely navigate the sidewalk at all times.~~
- ~~7. Any vehicle issued a Vehicle Identification Number (VIN) by its manufacturer, or one that fulfills all of the requirements of the State of California that would allow the vehicle to be licensed for highway operation, is prohibited from using sidewalks in Mutual Five and must be parked in an authorized parking space.~~
- ~~8. Electric carts may not be parked on a walkway and shall not be parked in such a way as to interfere with the entry into or the exit from the apartment.~~
- ~~9. Electric cords for charging cannot be placed across any walkway.~~
- ~~10. Visitors may not park on the lawns. Visitors may use the cart parking spaces at the ends of carports.~~

(Apr. 18)

**MUTUAL OPERATIONS**

**RESIDENT REGULATIONS**

**RESCIND**

**Sidewalk Traffic Restriction – Mutual Five**

~~11. A cart owner/operator shall maintain sufficient insurance to cover the operation of the cart upon the sidewalks, including personal injury and property damage coverage. The operation of the cart shall be contingent upon proof of insurance related to their cart operation. Exceptions to the above are power chairs, scooters, maintenance vehicles, and newspaper carriers and delivery carriers.~~

**MUTUAL ADOPTION ————— AMENDMENT(S)**

~~FIVE: 04-18-18~~

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****RESCIND****Traffic Control Regulation**

Excerpt from Resolution adopted by Golden Rain Foundation February 4, 1969:

~~— WHEREAS this corporation has adopted regulations for the control of traffic within the confines of Seal Beach Leisure World,~~

~~— WHEREAS, it is a desire that the Board of Directors of this corporation implement and enforce said traffic regulations,~~

~~— NOW, THEREFORE, BE IT RESOLVED, That no resident of Seal Beach Leisure World shall be permitted to operate a motor vehicle upon the community facility streets of Seal Beach Leisure World unless and until said resident shall have procured for said vehicle, from the Security Office, a Leisure World sticker to be displayed only in the designated place upon said vehicle.~~

~~— RESOLVED FURTHER, That Security shall not issue a Leisure world sticker to any resident of Seal Beach Leisure World unless and until said resident shall have furnished the Security Office for recording the following:~~

- ~~— a. California State car license number (or other State, if not in conflict with California requirements).~~
- ~~— b. A valid State Operator's license number (California or other state) with the expiration date for each driver of the vehicle.~~
- ~~— c. Satisfactory proof of liability insurance coverage in the minimum limit pertaining to the operation of motor vehicles upon the roads of the state of California.~~

~~— RESOLVED FURTHER, That Administration shall be, and is, authorized to implement the administration of a traffic code hereto passed by this corporation by the hiring and retention of a motor patrol officer to patrol the streets of Seal Beach Leisure World and in the event of violation, including parking, to issue a citation in the form of a warning to any resident. That in the event of frequent violations, the Golden Rain Foundation Board shall consider, upon due notice, the termination of membership of any said member in the Golden Rain Foundation.~~

(Aug 87)

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****RESCIND****Enforcement of Community Traffic Regulations – Except Mutual Nine, Twelve, and Fifteen**

~~— WHEREAS, the Golden Rain Foundation has adopted a series of regulations for the control of traffic within the confines of Seal Beach Leisure World; and~~

~~— WHEREAS, it is the desire of this Mutual Board, in the interest of safety, that these regulations be observed and enforced; and~~

~~— WHEREAS, to be truly effective, enforcement of these regulations by the Security staff requires cooperation of the Mutual Boards to function in a judicial capacity when offenders are reported to the Boards;~~

~~— NOW, THEREFORE, BE IT RESOLVED, that this Board will review the case of any Mutual resident whose record of violation is referred to the Board, and take one or more of the following actions:~~

- ~~a. Direct a letter of warning to the offender.~~
- ~~b. Appoint a Director or a Committee to confer with and warn the offender.~~
- ~~c. Summon the offender to a regular or special Board meeting for a conference/ warning.~~
- ~~d. Take Board action to find the offender in violation of the Occupancy Agreement and order eviction.~~

~~— FURTHER, while it is customary for three violations to be accumulated in the file before a resident's record is referred to the Mutual Board by the Security Department, it is understood that a single violation may be of sufficient importance to be immediately referred to the Board for action.~~

~~— FURTHER, in the interest of obtaining uniform application within the community, the Security, Bus and Traffic Committee of Golden Rain Foundation will be informed of action taken and its apparent results in each instance cited above.~~



**MUTUAL OPERATIONS****RESIDENT REGULATIONS****RESCIND****Enforcement of Community Traffic Regulations – Except Mutual Nine, Twelve, and Fifteen****MUTUAL ADOPTION**

<del>ONE</del>	<del>01-24-75</del>	
<del>TWO</del>	<del>01-17-74</del>	
<del>THREE</del>	<del>01-21-74</del>	
<del>FOUR</del>	<del>04-01-74</del>	
<del>FIVE</del>	<del>01-16-74</del>	
<del>SIX</del>	<del>01-25-74</del>	
<del>SEVEN</del>	<del>02-15-74</del>	
<del>EIGHT</del>	<del>01-28-74</del>	
<del>NINE</del>	<del>01-14-74</del>	<del>(Rescinded 11-12-91 – See Policy 7581.9)</del>
<del>TEN</del>	<del>01-24-74</del>	
<del>ELEVEN</del>	<del>01-17-74</del>	
<del>TWELVE</del>	<del>01-10-74</del>	<del>(Rescinded 03-14-13 – See Policy 7581.12)</del>
<del>FOURTEEN</del>	<del>01-11-74</del>	
<del>FIFTEEN</del>	<del>01-21-74</del>	<del>(Rescinded 11-20-17 – See Policy 7581.15)</del>
<del>SIXTEEN</del>	<del>01-10-74</del>	
<del>SEVENTEEN</del>	<del>02-06-90</del>	

\*Corrections to formatting made on 09-07-16\*

(Nov 17)

**MUTUAL OPERATIONS****SHAREHOLDER REGULATIONS****RESCIND****Towing Vehicles – Mutual Five**

~~A towing procedure is hereby established which permits Mutual Five to remove and store vehicles that are in violation of Mutual Policy. The authority for this action is contained in Section 22658(a) of the California Vehicle Code (CVC) Authority to Remove Vehicles.~~

~~In conformance with the California Vehicle Code, appropriate signage will be posted at all community entrance streets advising all who enter that it is private property and unauthorized or illegally parked vehicles will be towed away at the vehicle owner's expense per California Vehicle Code Section 22658(a).~~

**~~A. Tow Procedure: Immediate Action~~**

~~Security Department will advise the Mutual Board when vehicles are in violation and may require immediate action / removal:~~

- ~~1. Violation of the Fire Lane Regulation CVC 22953(b).~~
- ~~2. Violation of the Fire Hydrant Regulation (Mutual Policy).~~
- ~~3. Any vehicle deemed hazardous.~~

~~If approval is received from the Mutual, the Security Department will notify the tow company to respond and meet the designated Mutual representatives. A private property tow form will need to be signed by a Mutual officer authorizing the tow company to remove the vehicle.~~

**~~B. Tow Procedure: Non-Immediate Action~~**

- ~~1. Attach a 96-hour warning notice to the vehicle advising of the violation and intent to tow. A copy of the 96-hour warning notice will be provided to the Mutual Administration Department for processing.~~
- ~~2. A registered letter shall be sent informing the registered owner of the intent to tow the vehicle, if it is not moved. The registered letter signed receipt will be returned to the Mutual Administration Department by mail. It serves as confirmation of the vehicle owner's receipt of the letter.~~
- ~~3. After the 96-hour period, the Security Department will check for compliance and report their findings back to the Mutual Administration Department and a representative of Mutual Five.~~

(Mar 17)

MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

**RESCIND**

Towing Vehicles – Mutual Five

4. ~~If Mutual Approval to remove the vehicle is received upon confirming non-compliance to the 96-hour tow notice and/or receipt of the registered letter, a tow truck will be appointed to remove the vehicle and store the vehicle.~~
5. ~~The Security Department will maintain a current log of all towing transactions in order to direct vehicle owners to the appropriate towing company.~~

RESCIND

MUTUAL ADOPTION ————— AMENDED

FIVE: ~~03-15-17~~

(Mar 17)

**MUTUAL OPERATIONS****RESIDENT REGULATIONS****RESCIND****Parking - Portable on Demand Storage (PODS), Trailers, and Storage Containers**

~~The Board of Directors of Seal Beach Mutual Number Five hereby establishes a maximum time limit of 72 hours for a shareholder or owner to park, on any Mutual Five driveway/carport area, a Portable on Demand Storage (Pods) unit, or other type of storage container, for the purpose of transferring furniture and other items into, or out of, any residential unit. The dimensions of the POD or other storage container may not exceed two full parking spaces unless permission has been obtained by the Board of Directors.~~

~~Any such Pod, trailer, or other storage container remaining beyond 72 hours may be removed by Leisure World Security at the Shareholder's and/or owner's expense, unless permission has been obtained by the Board of Directors.~~

**MUTUAL ADOPTION**

FIVE: \_\_\_\_\_ 05-12-16

(May 16)

Page 1 of 1