

**MINUTES OF THE ANNUAL MEETING OF SHAREHOLDERS
SEAL BEACH MUTUAL FOURTEEN
May 18, 2017**

The Annual Meeting of the Shareholders of Seal Beach Mutual Fourteen, a California corporation, was called to order by President Melody on Thursday, May 18, 2017, at 10:00 a.m., in Clubhouse 4, pursuant to written notice given by the Secretary.

PLEDGE OF ALLEGIANCE AND INVOCATION

Kurt Bourhenne led the shareholders in the *Pledge of Allegiance*.

QUORUM

President Melody advised that a quorum was present, either in person or by ballot, and he declared the meeting officially in session.

CERTIFICATION OF NOTICE OF MEETING

Secretary Simon read the Certification Notice:

I, Susan Simon, Secretary for Seal Beach Mutual No. Fourteen, hereby certify that the Notice of Stockholders' Meeting and Ballots were mailed in accordance with Article IV, Section 4, of the Bylaws of said Corporation to all subscribers of common stock on April 18, 2017.

FURTHER, IN ACCORDANCE WITH THE BYLAWS, THE CONVENTIONAL (NON-CUMULATIVE) VOTING PROCEDURE WILL BE USED.

INTRODUCTION OF CANDIDATES

The following 2017-2018 candidates were introduced as follows:

Jack Faucett (Incumbent)	Maryann Shaddow (Incumbent)
Val Jorgenson (Incumbent)	Susan Simon (Incumbent)
Lee Melody (Incumbent)	Bob Stefun (Incumbent)
Connie Moore (Incumbent)	Midge Bash (New candidate)

INTRODUCTION OF CANDIDATES (continued)

President Melody called for nominations from the floor. There being no further nominations, President Melody requested a motion to close the nominations. Upon a MOTION duly made by Donald Roswurm, Unit 21-D, and seconded by Susanne Worthington, Unit 54-C, it was

RESOLVED, That the nominations be closed.

The MOTION passed.

BALLOTING

Ms. Cheryl Wilson, Accurate Voting Service, Inc., thanked the Mutual for the opportunity to provide this election procedure for the Mutual. They are the outside independent election service company that was selected to create the ballot, mail the ballot to the shareholders, and receive the return ballots to be opened today to determine Mutual Fourteen's new Directors.

President Melody announced that the ballot boxes were closed. He asked that any interested shareholders accompany Accurate Voting to the counting area to observe the counting of the ballots.

MINUTES

President Melody asked for a motion to dispense with the reading of the minutes of the last Annual Shareholders' Meeting held on May 19, 2016, and that they be approved as printed. Upon a MOTION duly made by Juanita Lambert, Unit 18-G, and seconded by Linda Pridanonda, Unit 15-H, it was

MINUTES (continued)

RESOLVED, That the reading of the minutes of the Annual Shareholders' Meeting of May 19, 2016, be dispensed with and that they be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Melody introduced the current 2016-2017 Board members:

Lee Melody, President	Bob Stefun, Director
Val Jorgenson, Vice President	Connie Moore, Director
Susan Simon, Secretary	Maryann Shaddow, Director
Jack Faucett, CFO	

President Melody then introduced Mr. Barry Lukoff, GRF Representative; Mr. Randy Ankeny, Executive Director; and Ms. Jodi Hopkins, Mutual Administration Director.

PRESIDENT'S REPORT

Mr. Melody presented his report (as attached).

VICE PRESIDENT'S REPORT

Mrs. Jorgenson presented her report (as attached).

CHIEF FINANCIAL OFFICER'S REPORT

Mr. Faucett presented his report (as attached).

DIRECTOR(S') REPORTS

Physical Property Report

Mr. Stefun presented his report (attached).

Landscape Report

Mr. Faucett presented his report (attached).

Caregiver and Pet Reports

Mrs. Simon presented her reports (attached).

Emergency Preparation Committee Report

Mrs. Jorgenson presented her report (attached).

Ms. Shaddow presented her report (attached).

Mrs. Moore presented her report (attached).

GRF REPRESENTATIVE'S REPORT

Mr. Lukoff presented his report (as attached).

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny presented his report (attached).

MUTUAL ADMINISTRATION DIRECTOR'S REPORT

Ms. Hopkins presented her report (attached).

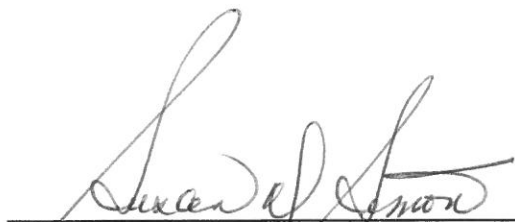
President Melody stated that when the counting is completed, the newly-elected Board will hold its Organizational Meeting to elect officers. The results of the election will be posted on the main doors of all the clubhouses.

ELECTION RESULTS

Accurate Voting reported the following results of the election to the shareholders present as follows: Jack Faucett, elected with 199 votes; Val Jorgenson, elected with 181 votes; Lee Melody, elected with 155 votes; Connie Moore, elected with 145 votes; Maryann Shaddow, elected with 170 votes; Susan Simon, elected with 169 votes; and Bob Stefun, elected with 187 votes.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 11:04 a.m.

A handwritten signature in black ink, appearing to read "Susan Simon", is written over a horizontal line.

Attest

Susan Simon, Secretary

SEAL BEACH MUTUAL FOURTEEN

cd:5/30/17

Attachments

(These are tentative minutes, subject to approval by the shareholders at the next Annual Shareholders' Meeting.)

President's Report

May 18, 2017

I would like to welcome everyone here today for our Annual Election and Meeting. Your board has accomplished much over the past year and I would like to take this opportunity to highlight some of things that have been accomplished.

At the May 24, 2016 meeting your board passed a Code of Conduct, with all seven of Mutual 14 directors signing it. We are the only Mutual that has a Director's Code of Conduct, which is recommended by the Davis Stirling website and Steven Roseman, an attorney who spoke at a Golden Rain training seminar, among others.

The past board year saw the start of our re-roofing and re-piping projects. During the past board year we have completed roofs on buildings 1, 13, 19, 27, 31, 32, 48, 33, 49, 52 and 53 and re-piping on buildings 1, 22, 54 and 14. All standard stove hoods and vents have been replaced in the units that were re-roofed and will be replaced in the buildings yet to come.

Stove fires are always a concern in Leisure World. I am happy to report that this year Mutual 14 installed FireAverts, Smartburners or AutoOuts in each unit. This project is winding down, with only a few units left to do. This was done under the direction of Advisory Director Kurt Bourhenne. Thank you, Kurt.

Our landscape company Brite View is working well with the landscape committee under Jack Faucett's direction. Thank you, Jack. Our Mutual is receiving many compliments from other Mutuals on how good our landscaping looks. This is the most difficult committee responsibility because lots of shareholders have differing opinions. If you have any concerns regarding the landscapers please let your building director know, but also bear

in mind that if you would like your garden to receive special attention, you are free to hire your own gardener.

This year your board passed the stiffest fine schedule in Leisure World for infractions of our policies and governing documents, Policy 7585.14. This was recommended by our corporate attorney to encourage compliance. I am happy to report since inception on September 20, 2016, there have been only 2 fines issued. One for multiple carport violations (unauthorized cars in the shareholder's carport) and another for a dog running loose on multiple occasions. The fines were only issued after written warnings.

This past board year Mutual 14 has had 33 Intent to Withdraws filed and 27 units have been sold.

Throughout the year, I have been saddened by the proliferation of "fake news", the current term for unfounded rumors, regarding Mutual 14 policies, and your officers, myself included. For instance:

- That Mutual 14 bans snowbirds from ownership. As you know, not true.
- That Mutual 14 sets the selling price of shareholder's units. As you know, not true.
- That Your president is "on the take". I don't know from whom, but that's the rumor.

For the last few months every President's report that I have written has addressed these issues and asked that instead of believing these lies, simply call one of your officers they will tell you the truth. Please let's stop this nonsense.

On a positive note, The Great American Shakeout was an outstanding drill. I would like to thank all that participated, especially Val Jorgenson who is our Emergency Information Chair.

I would like thank Susan Simon who has chaired our Caregiver and Pet Committees and the Chairman of our Physical Properties, Bob Stefun for a job well done.

During the year, we held 3 Town Halls for shareholder questions and comments. These were very well attended and very informative. The last Town Hall was an opportunity for everyone to “meet the candidates” that are here today.

Our Annual Picnic was again run this year by the Neighbor 2 Neighbor group and was a huge success. Over 150 neighbors attended and everyone brought a dish or dessert to share, with hotdogs, hamburgers, paper products and drinks provided by the Mutual. We are all looking forward to this year’s picnic which will be held on Saturday, August 26, 2017 at Clubhouse 1. More details to follow.

I also want to thank Neighbor 2 Neighbor for planning, purchasing and coordinating the buffet luncheon that will follow this meeting. If you have a neighbor that is unable to attend today, please give their name to Muriel Luther. Neighbor 2 Neighbor will be delivering lunches to those homebound neighbors after the meeting. This club has truly had a positive impact on Mutual 14 and its shareholders. Thank you all!

I would like to thank all of the 2016/17 board members. Valerie Jorgenson our Vice President; Jack Faucett our CFO; Susan Simon our Secretary; Bob Sefun, Connie Moore; and Maryann Shaddow, our newest board member who replaced former Secretary Susanne Worthington when she resigned in December due to health issues. Thank you, Susanne.

Special thanks to our webmaster Phil Arnold who does an outstanding job keeping our website current and informative. If you have a question about the Board or the Mutual, Phil has the last four years of minutes on the website. I encourage you to visit it on a regular basis.

Thanks to the Building Captains for my buildings, Peggy Henry, Dave & Linda Corp, Bonnie McCarthy and Kathy Black.

Thanks to GRF staff Jodi Hopkins, Carol Day, Cathy Daily, Kheara Aquino and Blessilda Fernandez for working so efficiently with us and to Courtney Knapp for working with us on this election. Job well done all.

Special thanks to our Building Inspector Kevin Black who does such an outstanding job for our Mutual.

And last, but far from least, I would like to thank Donna Melody, my wife of 54 years, who has acted as assistant to the President for the past 2 years, keeping me on track.

As this year closes and the new year begins, it is my hope that 2017-18 will be even better.

Thank you all for your continued support.

Respectfully submitted,

Lee Melody
President

**MUTUAL 14
YEARLY MEETING
VICE PRESIDENT'S REPORT
May 18, 2017**

It has been my pleasure to serve as Mutual 14's vice president this term. I have been able to provide assistance to the president and other board members as needed.

Each term the mutuals' boards must vote to determine how many extra guest passes shareholders are allowed to purchase. This term, Mutual 14's shareholders were only allowed to have the four free passes provided by GRF. I am curious to know how many shareholders found it inconvenient to not be able to purchase additional passes.

I have appreciated the help that I have received from the building captains from the 5 building assigned to me. Thanks to David Sohn, Building 24; Barbara May, Building 25; Doris Anderson, Building 26; Marlene Behar, Building 28; and Julie Faucett, Building 33. Marlene and Barbara have requested that they be replaced as captains. Thanks to Grace Poelstra, Building 25, and Kathy Palmateer, Building 28, for agreeing to be building captains.

Valerie Jorgenson

Valerie Jorgenson 562-296-5428 vjorgenson@outlook.com
Mutual 14 Vice President

First I would like to thank my building captains for being my eyes and ears; Helen Blizzard, Manny Miranda, Donna McIntyre, Maryann Shadow and Ben Watada.

As mentioned before, we have a very tight operating budget this year. Because of the rain we have saved on our water bill and because of LED lights we are saving on electricity. So far this year our financial statement shows us being about \$17,000 over budget. This is mostly due to expenditures for our roofing, our re-plumbing and the installation of Smart Burners that were placed under Structural Repairs and Service Maintenance instead of under our reserve accounts. Over \$9,000 has already been moved from Service Maintenance. We have been and are working with the mutual accountant to re-characterize and move the rest of these charges to our reserve accounts where they belong, putting us closer to being on budget.

Our building inspector, Kevin Black, has a phrase, "Our ancestors did not treat us well." Until very recently, they never saved any money to replace plumbing nor sewers. This last year your board increased the reserve funding by \$22.62 per month to reroof our leaky roofs, to re-pipe our leaky pipes and to try to have enough to repair our 50 year old sewers. To raise the \$22.62 we increased the mutual monthly assessment by \$13.00 and slashed our operating budget by \$9.62 per unit.

Here is what your future boards of directors have to face. We currently have \$1,515,000 in our 4 reserves that can be used for these projects. To finish 244 more units of roofs the cost today is about \$1,584,000. To finish 316 units of plumbing the cost is about \$1,264,000. The total need is \$2,848,000 to finish both projects. We are \$1,333,000 short.

Several sewers in other mutuals have been failing. The cost to repair a sewer line in a 12 unit building is about \$100,000 as we must pay to relocate residents during the repairs. That equals \$8,333 per unit or \$2,734,000 to repair all our sewers. Some of this shortfall will be met by future funding of \$362,000 per year that we currently put in reserves. But this money must also be used for sidewalk

and street repair, electrical repairs, attic and termite repairs, painting and all of our other repairs including the plumbing and roofs. Your board and it's committees have been meeting often and diligently for long hours to brainstorm solutions to these problems. So lastly, I would like to thank Jim Gilbert, Larry Lowman, Sandy Tessier, Bob Stefun and President Melody for all their volunteer work to balance these issues. I have enjoyed being the CFO this year and if elected would like to serve again. Thank you.

A handwritten signature in cursive script that reads "Jack Faucett".

Jack Faucett

Mutual 14 CFO

1014 Seal Beach Mutual No. Fourteen
Budget Comparison - Mutuals
03/31/2017

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P.O. Box 2069
Seal Beach CA 90740

Mar Actuals	Mar Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Annual Unused Budget
47,458	47,458	0	7210000	Trust Maintenance Costs					
				GRF Trust Maintenance Fee	142,374	142,374	0	569,500	427,126
47,458	47,458	0		Total Trust Maintenance Costs	142,374	142,374	0	569,500	427,126
				Utilities					
1,591	1,840	249	6420000	Electricity	3,904	5,520	1,616	22,081	18,177
1,663	4,074	2,411	6423000	Water	5,231	12,222	6,991	48,885	43,654
2,614	2,637	23	6424000	Trash	7,842	7,911	69	31,645	23,803
5,869	8,551	2,682		Total Utilities	16,978	25,653	8,675	102,611	85,633
				Professional Fees					
184	184	0	6430000	GRF Management Fee	552	552	0	2,204	1,652
2,133	1,000	(1,133)	6434000	Legal Fees	4,615	3,000	(1,615)	12,005	7,390
113	125	12	6435000	Bank Service Fees	302	375	73	1,496	1,194
2,430	1,309	(1,121)		Total Professional Fees	5,469	3,927	(1,542)	15,705	10,236
				Outside Services					
8,250	8,249	(1)	6475000	Landscape Maint. - Contract	24,750	24,747	(3)	98,990	74,240
0	1,942	1,942	6475500	Landscape Maint. - Extras	0	5,826	5,826	23,301	23,301
1,220	125	(1,095)	6477100	Painting	1,220	375	(845)	1,496	276
266	656	390	6477200	Pest Control	681	1,968	1,287	7,872	7,191
11,055	1,328	(9,727)	6477300	Structural Repair	12,565	3,984	(8,581)	15,941	3,376
54	515	461	6477400	Miscellaneous Services	294	1,545	1,251	6,180	5,886
95	66	(29)	6812100	Office Supplies	95	198	103	787	692
12,532	4,425	(8,107)	7552000	Service Maintenance-Standard	24,034	13,275	(10,759)	53,097	29,063
4,294	0	(4,294)	7552200	Maintenance Replacements	13,393	0	(13,393)	0	(13,393)
(4,294)	0	4,294	5394000	Transfers from Funded Resvs	(13,393)	0	13,393	0	13,393
33,473	17,306	(16,167)		Total Outside Services	63,640	51,918	(11,722)	207,664	144,024

1U14 Seal Beach Mutual No. Fourteen
Budget Comparison - Mutuals
03/31/2017

P.O. Box 2069
Seal Beach CA 90740

Mar Actuals	Mar Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Annual Unused Budget
154	154	0	6720000	Taxes & Insurance	463	462	(1)	1,850	1,387
7,730	6,609	(1,121)	6730000	State & Federal Taxes	23,191	19,827	(3,364)	79,310	56,119
				Property & Liability Insurance					
7,884	6,763	(1,121)		Total Taxes & Insurance	23,653	20,289	(3,364)	81,160	57,507
49,656	33,929	(15,727)		Total Operating Expense	109,740	101,787	(7,953)	407,140	297,400
				Contributions to Capital					
4,205	4,205	0	7620000	Appliance Reserve From Assessments	12,615	12,615	0	50,461	37,846
2,928	2,928	0	7630000	Painting Reserve From Assessments	8,785	8,784	(1)	35,138	26,353
5,436	5,436	0	7665000	Contingency Operating From Assessments	16,307	16,308	1	65,227	48,920
13,875	13,875	0	7675000	Roofing Reserve From Assessments	41,626	41,625	(1)	166,504	124,878
7,947	7,947	1	7677000	Infrastructure Reserve From Assessments	23,840	23,841	2	95,358	71,519
34,391	34,391	0		Total Contributions to Capital	103,172	103,173	1	412,688	309,516
131,505	115,778	(15,727)		Total Expenses	355,286	347,334	(7,952)	1,389,328	1,034,042

1014 Seal Beach Mutual No. Fourteen
Budget Comparison - Mutuals
03/31/2017

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P.O. Box 2069
Seal Beach CA 90740

Mar Actuals	Mar Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Annual Unused Budget
OPERATING INCOME									
750	1,296	(546)	5375000	Income From Services	3,178	3,888	(710)	15,547	12,369
				Laundry Machine Income					
750	1,296	(546)		Total Income From Services	3,178	3,888	(710)	15,547	12,369
				Financial Income					
411	651	(240)	5397000	Taxable Interest Income - Mutual	130	1,953	(1,823)	7,815	7,685
457	299	158	5397500	Tax Exempt Interest Income	1,301	897	404	3,590	2,289
4	50	(46)	5420000	Other Taxable Income	8	150	(142)	600	592
872	1,000	(128)		Total Financial Income	1,440	3,000	(1,560)	12,005	10,565
				Other Income					
144	49	95	5610000	Late Charges	549	147	402	590	41
0	3,001	(3,001)	5921000	Inspection Fees	5,050	9,003	(3,953)	36,014	30,964
5	0	5	5980000	Miscellaneous Income	5,008	0	5,008	0	(5,008)
149	3,050	(2,901)		Total Other Income	10,607	9,150	1,457	36,604	25,997
1,772	5,346	(3,575)		Total Operating Income	15,225	16,038	(813)	64,156	48,931
				Contributions To Capital					
4,205	4,205	0	5120000	Appliance Reserve Contributions	12,615	12,615	0	50,461	37,846
2,928	2,928	0	5130000	Painting Reserve Contributions	8,785	8,784	1	35,138	26,353
5,436	5,436	0	5165000	Contingency Operating Contributions	16,307	16,308	(1)	65,227	48,920
13,875	13,875	0	5175000	Roofing Reserve Contributions	41,626	41,625	1	166,504	124,876
7,947	7,947	(1)	5177000	Infrastructure Reserve Contributions	23,840	23,841	(2)	95,358	71,519
34,391	34,391	0		Total Contributions To Capital	103,172	103,173	(1)	412,688	309,516
				Regular Assessments					
76,040	76,040	0	5111000	Carrying Charges	228,121	228,120	1	912,484	684,363
76,040	76,040	0		Total Regular Assessments	228,121	228,120	1	912,484	684,363
112,203	115,777	(3,574)		Total Income and Contributions to Capit.	346,518	347,331	(813)	1,389,328	1,042,810
(19,302)	(1)	(19,301)		Excess Inc/(Exp) Before Off-Budget Items	(8,768)	(3)	(8,765)	0	8,768
				Off-Budget Items					
11,104	0	(11,104)	8100000	Depreciation Expense	11,104	0	(11,104)	0	(11,104)

1014 Seal Beach Mutual No. Fourteen
Budget Comparison - Mutuals
03/31/2017

P.O. Box 2069
Seal Beach CA 90740

Mar Actuals	Mar Budget	Budget Variance	Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance	Annual Budget	Annual Unused Budget
11,104	0	(11,104)		Total Off-Budget Items	11,104	0	(11,104)	0	(11,104)
(30,407)	(1)	(30,406)		Excess Inc.Exp. After Off-Budget Items	(19,873)	(3)	(19,870)	0	19,873

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PHYSICAL PROPERTIES REPORT

May 18, 2017

These are the highlights of what we have done and plan to do in the future for "Beverly Hills of Leisure World".

New Roofing-We have completed eight Buildings and plan six more in 2017. New gutters are also being installed during the roofing project.

New Copper Piping- We have completed four buildings and plan to complete over one half of the remaining buildings this year.

New Fire Prevention-Auto Outs, Smart Burners and Fire Averts are being installed on every kitchen stove.

Skylights-Every skylight is being removed and replaced with the roof change. You have the choice on what skylight is installed.

New Stove Hood and Vents-Every hood system is being upgraded during the roofing project.

Old water heaters and old toilets-We still have original heaters and high flow toilets. These will be replaced.

Parking- New parking policies and signage intended to benefit shareholders.

Respectively submitted; Bob Stefun

Mutual 14 Annual Landscape Report

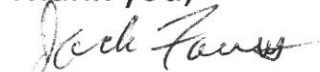
May 18, 2017

This year has been both fruitful and challenging. Our landscape company merged with the largest landscape company in the country, BrightView Landscaping. Just as we were beginning to introduce them to the intricacies of our mutual with lawns interrupted by miles of sidewalks and 324 individual gardens they reorganized their employees. The process of introducing us to each other began again. We are still in the process of training them to reach perfection.

There is a fruitful part. We were blessed with copious amounts of rain. Our lawns have recovered from the draught and are green again. Our individual gardens have many beautiful flowers. Our landscape committee is working on replacing trees that have been lost to disease or from falling in the rain. Because of the rain our trees have flourished and need trimming. We are working on proposals to trim the trees next month.

I would like to thank the members of the landscape committee who have labored hard to maintain Mutual 14 as one of the better looking mutuals. They include: Eric Soderholm, Muriel Luther, Larry Lowman and Marian Soderholm. One aspect of landscaping is that I have the opportunity to meet many people and I get to know them well. I appreciate these friendships.

Thank you,



Jack Faucett

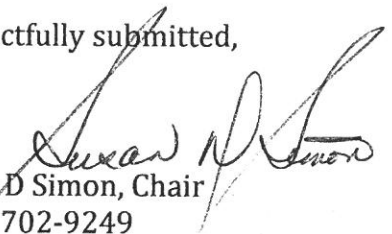
2016-17 Landscape Chairman

May 18th
Pet and Caregiver Report

Caregivers have to renew their registrations every 6 months for the safety of the shareholders in Leisure World. There is no charge to the Caregiver or to the Shareholder. As is my custom, if there is a Caregiver who only works evenings after 5 PM or weekends/holidays when the Stock Transfer Office is closed, I will be happy to take a picture of that caregiver and his/her application and arrange for registration. Surveys that I distributed are coming in very slowly so I am unable to make an accurate comparison between our Mutual Captains reports and the figures from stock transfer. Thus, I am only able to report that there are 21 Shareholders in our Mutual with Caregivers, be they part or full time.

At the present time we have 4 birds, 21 cats, 47 dogs, 2 Emotional Support dog, and 2 Service dogs. Some of these pets are here part time. It is important to register these animals on a yearly basis. Liability insurance is a requirement when one owns a pet. The window sticker identifies the presence of a pet in the unit in the event of an emergency, and is a safety measure for your pet. If you haven't already registered your pet, I have some forms with me and will gladly provide you with one. If your pet has already been registered, it is only necessary to provide a copy of current liability insurance and for dogs only current Seal Beach license. If you are unable to get to Stock Transfer, I will do that for you if you give me the documents. I have done that for shareholders in the past and will be happy to do it again if you are unable to do it yourself.

Respectfully submitted,



Susan D Simon, Chair
(561) 702-9249

Mrs. Simon also thanked her Building Captains:

Herb Garten, Building 1
Marian Soderholm, Building 13
Warren and Mary Hartley, Building 14
Paul and Linda Pridanonda, Building 15
Dom Roswurm, Building 21
Akiko Green, Building 23E

**MUTUAL 14
YEARLY MEETING
EMERGENCY INFORMATION REPORT
May 18, 2017**

Mutual 14's Shake Out drill in October was very successful. Many shareholders participated. All five of the emergency sheds were manned by volunteers. A total of 88% of Mutual 14's 34 buildings were checked by building captains or substitutes.

Before the drill, Larry Lowman had checked to see that all of the radios (walkie talkies) were charged and ready to use. There are two radios in each shed except Command Post shed 53 which has four radios. During the drill, Larry went to each shed to make sure the volunteers knew how to use the radios. After the drill, Larry checked that the radios were all in working order and placed in the sheds. Last week Larry charged and checked all of the radios again. Thanks, Larry!

Last October Larry also checked the flashlights that are in the building captains' red backpacks in the sheds. He replaced the batteries as needed. Larry donated a large number of new batteries and boxes in which to store them in each shed.

All of the sheds were inventoried by volunteers during this term. During the inventory process, the sheds were organized so items are easier to find.

The (unofficial) Leisure World Mutuals' Emergency Preparedness Council changed its name to the Leisure World Mutuals' Preparedness Information Council and advised the chairs from each mutual to make a similar change in title.

During this term shareholders have received a lot of "emergency preparedness" information in my monthly reports and in flyers posted in the laundry room and/or distributed to each unit. An important thing to remember is that neither GRF or the mutual will provide needed supplies and equipment for individual shareholders during an emergency or disaster. We are all responsible to provide for ourselves.

Valerie Jorgenson

Valerie Jorgenson 562-296-5428 vjorgenson@outlook.com
Mutual 14 Emergency Information Chair

FIRST OF ALL I WANT TO TAKE A MOMENT TO THANK MY BUILDING CAPTAINS. THEY HAVE BEEN INVALUABLE TO ME

BUILDING 12	EDWARD EWALD
16	SALLY CABBERRA
17	NORMAN MC ARTHUR
53	RITA PRIEST
54	SUE WORTHINGTON

I ALSO WANT TO TAKE A MOMENT TO THANK THIS BOARD FOR THEIR PATIENCE WITH THIS JERSEY GIRL WHO JUMPED INTO THE FRAY IN THE MIDDLE OF THE YEAR.... WIDE EYED AND ASKING A MILLION AND ONE QUESTIONS.

AND TO THE SHAREHOLDERS ...A WORD OF WISDOM.... BEING A MONDAY MORNING QUARTER BACK IS WAY EASIER THAN SERVING ON THE BOARD. I AM AMAZED AT THE HARD WORK AND THE DEDICATION THIS BOARD DEVOTES TO THEIR COMMUNITY.

NOTHING IS DONE WITHOUT RESEARCH, THOUGHT AND SHAREHOLDER INPUT. BEING ON THE BOARD LOOKS EASY TILL YOU PULL UP A CHAIR AT THE TABLE AND REALIZE ALL THE ENDLESS HOURS OF WORK THAT GOES INTO IT.

SO FINALLY I AM GOING TO URGE YOU TO HELP US....VOLUNTEER TO HELP ON COMMITTEES....IT'S YOUR COMMUNITY...IT'S WHERE YOU LIVEHELP US MAKE IT THE BEST IT CAN BE!!!!

MARYANN SHADOW

I HAVE ENJOYED THIS YEAR AS DIRECTOR. SURPRISING! A PREVIOUS EXPERIENCE WAS NOT A GOOD ONE. I WOULD BE HONORED TO SERVE ANOTHER YEAR.

I WOULD LIKE TO THANK MY BUILDING CAPTAINS KEN SPRINGER, SUNG KIM, PATTI ELLSWORTH, AND CAROL KERN.

RESPECTFULLY,

CONNIE MOORE

Seal Beach Mutual 14 Annual Meeting

GRF Directors Report

May, 18, 2017

Mr. President Melody
Members of the Mutual 14 Board of Directors
Fellow Shareholders of Mutual 14

This past year the **GRF Board** continued its work in repairing and updating our infrastructure, creating more leisure and recreational opportunities, providing member services, functioning as the managing agent for the 16 Mutual Corporations as well as working to improve and enhance our quality of life. Outgoing **President Carole Damoci** has provided strong leadership in the streamlining of our operations. In review of our policies, she is unparalleled in her knowledge. Among her many accomplishments, perhaps her legacy will be the first ever Ethics Policy for the GRF Board of Directors.

The **Recreation Committee** under **Chair Perry Moore** had a very successful year. **Recreation Manager Terry DeLeon** organized bus trips to the L.A. Opera, Leisure World Days at Angels Baseball Stadium, the Community Expo, Polynesian Night, the 4th of July Classic Car Show and barbecue, our Christmas Holiday show and of course our Amphitheater season. Beside all of our monthly dances, the Recreation Committee also provided new swimming pool furniture, refinished pool tables, relocated and installed the golf hitting cage and made plans for a new Pickleball and multi-use court at Clubhouse 2, and even began a monthly used car sale at the Clubhouse 6 parking lot.

The **Security, Bus and Traffic Committee**, after more than 5 years of debate, under the leadership of **Chair Leah Perotti** has finally passed both parking and traffic policies for Trust property. These policies reflect the California State Vehicle codes. In force, these policies should help our community become a safer place to both live and to work. In addition, the Security Department, headed by **Interim Chief Tommy Fileto** issued over

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GRF Directors Report

May, 18, 2017

4000 vehicle decals, responded to 1700 paramedic calls, responded to 1200 lock-outs, 20,000 miscellaneous shareholder services, answered about 250,000 telephone calls and screened almost 2,000,000 vehicles. Our **Transportation Service** under **Fleet Manager Grant Winford** made regularly scheduled trips to Trader Joe's and the Marina Pacifica Shopping Center and the first ever transportation to the annual Seal Beach Classic Car Show. There was also a trip to Westminster Mall before Christmas and of course, additional service during our summer amphitheater season. Our buses provided transportation to nearly 70,000 passengers and the access bus provided assistance to an additional 7,000 disabled members. And while actually saving money in other areas, the department was able to provide a late afternoon point-to-point bus ride anywhere in the community. The Security Department also facilitated filling a bus full of toys donated from the community for the Toys for Tots campaign during the Christmas holidays.

The **Publications Committee**, under the leadership of retiring **Chair Mary Ruth Greer**, and with the addition of **Kelly Roberts** as **Publications Manager** oversaw the revamping of our community newspaper. There were improvements to our website and an increase in digital advertising. Our news can now be translated into more than 100 languages. In the months to come there will be a **Digital Marketplace** offering weekly deals, exclusive offers and other ads including downloadable coupons. There was the introduction of **Leisure World Live**, a real time email alert system to keep members informed of important community news such as the road closures or power outages during last winters storms. And we saw new publications like the **Spotlight on Entertainment** and **Profiles Magazine** with Mutual 14's own **Helen Kim** on the cover.

The **Mutual Administration Committee** under **Chair Kathy Rapp** worked with **Stock Transfer** supervisor **Courtney Knapp** and **Mutual Administration Director Jodi Hopkins**. Together they tackled some of the most difficult issues in our community. Besides sorting 16 sets of Mutual

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GRF Directors Report

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Policies and 16 sets of Mutual By-Laws, the committee addressed: Pet Policies; Pre-listing and Stock Transfer disclosures; Caregiver issues; Guest passes and Community Access; the new Bereavement Workbook and the upcoming **New ID Card Program**. The committee also supervised 8 Mutual elections. **Jodi Hopkins'** department sent out nearly 2400 shareholder letters, provided secretarial services comprising agendas and minutes for over 350 meetings. **Courteney Knapp's** office processed 524 new escrows and issued 1200 guest passes.

Retiring **Finance Committee Chair Phil Hood** kept his committee running smoothly. The committee created a budget progress timeline for the upcoming 2018 budget. Under **Director of Finance Carolyn Miller**, the department dealt with over 14,000 invoices. 128 separate Bank accounts were reconciled. And over 5 TONS(!) of quarters were processed and counted. And, unlike a few years ago, our property taxes have been paid on time! The Finance Department also reported excess income of over \$325,000. The **Purchasing Department**, under **Purchasing Manager Julie Rogers** had her warehouse remodeled and installed a sample kitchen display for purchasers. She was also able to save almost \$20,000 in the purchase of smart burners for all the mutuals and assisted Mutual 14 in our purchase of skylights for our roofing project. We also look forward this year to a new light bulb and battery recycling center and retail store for shareholders in Building 5.

The **Executive Committee**, Chaired by **Vice-President Linda Stone**, was able to preside over savings of over \$70,000 in both our Workers Compensation rate and, with the help of all the mutuals, in the cost of the fire coverage portion of our master insurance policy.

Much of the work done by the **Physical Properties Committee** is invisible to the community, but it was work that has to be done in order to maintain our quality of life. A sewer lift pump near clubhouse 2 needed replacement and it was several months until the required parts could be obtained. A new, dedicated, air-conditioned, server room was created in order to keep

Seal Beach Mutual 14 Annual Meeting

GRF Directors Report

May, 18, 2017

telephone and computer systems running with minimal interruption. Upgrades to both computer hardware and software were implemented to better integrate all areas of the GRF administration. Some of the improvements however, were visible. The newly remodeled Clubhouse 4 meeting room we are in right now was completed early this spring. There is a new satellite Security Office on the first floor of Building 5 making the process of registering cars and bicycles easier and safer. There was the creation of the new Conference Room B which we use for our monthly meetings. The refurbishment of the Amphitheater bathrooms. There was also the completion of the Westminster wall project. There were landscape upgrades in many areas of the community including the areas around the amphitheater and administration building. The restoration and positioning of our astrolabe / sundial behind the amphitheater. The re-flooring of the floor exercise room in clubhouse 6. Among these and many more, my personal favorite was the completed restoration of our iconic globe late last summer. But now, after 3 years as chair of the **Physical Properties Committee** I must now, according to policy, step down and relinquish the gavel. I cannot begin to tell you the pleasure I had working with such a remarkable staff. Our **Community Facilities Director Mark Weaver**, his assistant **Liz Lubin** and **Project Coordinator David Rudge** juggled literally hundred of GRF and Mutual projects. Mark also supervised the remarkable corps of dedicated **Building Inspectors**, one of whom is our own **Kevin Black**. Our **Service Maintenance Manager, Ruben Gonzales** and his army of skilled electricians, carpenters and plumbers who work tirelessly to keep our community operating at a high level. And a special thanks to the committees **Recording Secretary Katya Lukina** who kept track of the enormous amount of documents and records of all of our meetings.

I must also mention our **Executive Director Randy Ankeny**. In the 4 years Randy has been here we have seen improved esprit d' corps among all the GRF departments. He has provided innovative leadership in working with the Board of Directors in the areas of new director training, community relations, public relations, and the needed concept of long term planning. It was at his urging that the Board created a new **Strategic Planning Committee**.

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GRF Directors Report
May, 18, 2017

This committee is currently working on, what I call a **5 Year Community Leap Forward**. This plan will allow for further infrastructure improvements and the remodel or refurbishment our clubhouses, including the plans for a new swimming pool over the coming 5 years.

In closing, I will plagiarize myself from 2 years ago when I said that I would like to thank all of you. It is you, the shareholders of Mutual 14 who make this the remarkable community it is. It is you, who stop and check on your neighbors when they are sick. It is you, who drive the disabled to doctor appointments. It is you, who soon after mourning the passing of old friends, welcome strangers into your midst and make them feel part of a greater family. This place we call home is an anomaly in our fast paced world. I don't know if it could be created from scratch today. The decades of life and generations of residents have created a lifestyle and a sense of community unparalleled anywhere else.

I say to you again, it is an honor to serve you.
It is a joy to live among you.

Thank You

Respectfully submitted

Barry Lukoff



Executive Director's Annual Meeting Report

Mutual 14

To the President, Directors, and Shareholders of Mutual 14:

It's been four years since I joined the Golden Rain Foundation of Seal Beach (GRF) and I'm happy to report that the community is running well, and our over 220 staff members are working diligently to insure smooth and fully transparent operations of GRF. This is due to our collective commitment to protect the value of Trust property and the enhancement of lifestyle for all Shareholder/Members. Our continuing commitment to the community includes, but is not limited to, efficiency, respect, teamwork, accountability, innovation, and integrity. We are committed as an organization to the highest ethical standards and compliance with all applicable laws, rules and regulations.

GRF is financially healthy. This is evident in the audited statements and tracking from the monthly financial statements. The auditing firm of NSBN issued an "unmodified" opinion for the 2016 audit. This is the standard of our accounting operations for which we strive.

In addition, recognition of achievement has been rewarded by Philadelphia Insurance Companies for "Outstanding Risk Management"; this recognition is evident in the reduction or insurance premiums for this policy period.

The effectiveness of our community depends heavily on the GRF and Mutual Board members, our leaders. On behalf of the GRF Staff, we sincerely thank the GRF and Mutual Boards. The past year could not have been a success without your dedication, hard work, and public service for your fellow Shareholder/Members. You have made this past year an unprecedented success.

This speaks highly of everyone who unselfishly volunteers their time to serve on a Board. The job can be taxing and time-consuming, and I know how stressful it can be. Your work does not go unnoticed. A simple thank you is not enough for your community service!

We look forward to working with the Boards to ensure that our community continues to prosper and thrive for the betterment of all Shareholders and Members.

This simple quote by an unknown author clearly states our thanks to all Board members,

"For all you do, for who you are, I will be forever grateful you are in my life."

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

Respectfully submitted,

Randy Ankeny,
Executive Director
for the Golden Rain Foundation

Annual Mutual Shareholders' Meeting

2017

Here we are at the start of a new election year. It's been a good year, thanks to the talent and effort from all of us.

I will start by thanking this Mutual Board of Directors of Leisure World Seal Beach Mutual *Fourteen*, and each member of Seal Beach Mutual *Fourteen*. Together we have accomplished a lot this year: meetings, special meetings, policies, the Bylaws and amendments; this list could go on and on.

Join our team of staff members, along with the new or returning Mutual *Fourteen* Directors to continue the legacy that has been set by others many years ago; and continue the growth of your community. Let us continue to incorporate everyone and work for the good of all.

There will be changes. There will be new ideas that were not thought of in prior years, making this a very exciting time. This is our opportunity to work together with a common goal of bettering your community.

Thank you to the Golden Rain Foundation (GRF) Board of Directors, more specifically *Barry Lukoff* your GRF Representative. What is GRF one may ask, well, the answer is, GRF is a non-profit corporation that holds in trust, operates, and maintains the Trust property facilities, the streets, and other improvements and amenities within the geographic area identified as Leisure World Seal Beach, for the benefit of everyone.

We really look forward to the next year. I am confident with the direction of our Executive Director, Randy Ankeny, along with the best team effort possible, we will continue to strive, grow, and thrive to provide an outstanding Active Adult Community.

Confucius said: 'What I hear, I forget; what I see, I remember; what I do, I understand.' Let's do this together. We've heard what we have done. We can see what we need to do. Now is the time to do it, and, together, we can do it."

Respectfully the Mutual Administration Team:

- Mutual Administration Director: Jodi Hopkins
- Mutual Administration Manager: Blessilda Fernandez
- Member Resources Liaison: Cynthia Tostado
- Office Secretary: Catherine Dailey
- Recording Secretary: Carol Day
- Recording Secretary: Kheara Aquino
- Receptionist: Stephanie Louison