

**MINUTES OF THE ANNUAL MEETING OF SHAREHOLDERS  
SEAL BEACH MUTUAL FOURTEEN  
May 16, 2019**

The annual Meeting of the Shareholders of Seal Beach Mutual Fourteen, a California corporation, was called to order by President Melody on Thursday, May 16, 2019, at 10:00 a.m., in Clubhouse 4, pursuant to written notice given by the Secretary.

**PLEDGE OF ALLEGIANCE**

Jack Faucett led the shareholders in the *Pledge of Allegiance*.

**SHAREHOLDER DECLARATION**

Donna Melody, Unit 49-A, declared her intent to vote cumulatively at this annual shareholders' meeting.

**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 Worthington read the Certification Notice:

I, Susan Worthington, Secretary for Seal Beach Mutual No. Fourteen, hereby certify that the Notice of Stockholders' Meeting and Ballot was mailed in accordance with Article IV, Section 4, of the Bylaws of said Corporation to all subscribers of common stock on April 16, 2019.

**FURTHER, THE CUMULATIVE VOTING PROCEDURE WILL BE USED.**

**INTRODUCTION OF CANDIDATES**

The 2019–2020 candidates were introduced as follows:

Valerie "Val" Jorgenson	(Incumbent)	Adrienne Rosenfeld	(Incumbent)
Lee W. Melody	(Incumbent)	Susan D. Simon	(Incumbent)
Connie Moore	(Incumbent)	Robert "Bob" Stefun	(Incumbent)
Jack Nevin	(New Candidate)	Sue Worthington	(Incumbent)

**ANNUAL SHAREHOLDERS' MEETING  
MUTUAL FOURTEEN**

**May 16, 2019**

**CLOSING OF NOMINATIONS**

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 Linda Banez, Unit 33-I, 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 balloting was now closed. He asked that any interested shareholders may accompany Accurate Voting Services 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 17, 2018, and that they be approved as printed. Upon a MOTION duly made by Peggy Jensen, Unit 32-C, and seconded by Patricia Ellsworth, Unit 31-H, it was

RESOLVED, That the reading of the minutes of the Annual Shareholders' Meeting of May 17, 2018, 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 2018-2019 Board members:

Lee Melody, President  
Val Jorgenson, Vice President  
Sue Worthington, Secretary  
Adrienne Rosenfeld, Chief Financial Officer

Bob Stefun, Director  
Connie Moore, Director  
Susan Simon, Director

**INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS (continued)**

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

**PRESIDENT'S REPORT**

Mr. Melody presented his report (attached).

**VICE PRESIDENT'S REPORT**

Mrs. Jorgenson presented her report (attached).

**SECRETARY'S REPORT**

Ms. Worthington presented her report (attached).

**CHIEF FINANCIAL OFFICER'S REPORT**

Ms. Rosenfeld read her report.

**DIRECTORS' REPORTS**

Physical Property Report

Mr. Stefun presented his report (attached).

Landscape Report

Mr. Melody presented his report (attached).

Caregiver Report

Ms. Simon presented her report (attached).

Pet Report

Ms. Moore presented her report (attached).

Emergency Preparation Committee Report

Mrs. Jorgenson presented her report (attached).

**ANNUAL SHAREHOLDERS' MEETING  
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**DIRECTORS' REPORTS (continued)**

American Armed Forces (Flag) Committee

Mr. Faucett presented his report (attached).

**GRF REPRESENTATIVE'S REPORT**

Mr. Lukoff presented his report (attached).

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Ankeny presented his report (attached).

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

Ms. Hopkins presented her report (attached).

A brief recess was called from 10:47 a.m. to 11:07 a.m., to complete the tabulation of votes.

**ANNOUNCEMENT**

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 Services, Inc., reported the following results of the election to the shareholders present. With 257 members representing 78% of the total voting power in Seal Beach Mutual No. Fourteen the following candidates were elected for the 2019-2020 term of office. Valerie "Val" Jorgenson, elected with 152 votes; Lee W. Melody, elected with 274, votes; Jack Nevin elected with 409 votes; Adrienne Rosenfeld, elected with 135 votes; Susan D. Simon, elected with 144 votes; Robert "Bob" Stefun, elected with 204 votes; and Sue Worthington, elected with 168 votes.

**BYLAWS AMENDMENT VOTE**

With a majority needed of 165 "yes" votes, the measure of *Amendment and restatement of Bylaws* failed with 157 "yes" votes and 88 "no" votes and 12 abstentions.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 11:30 a.m.



Attest: Sue Worthington, Secretary  
SEAL BEACH MUTUAL FOURTEEN

ka:6/19/19

Attachments

## President's Report

May 16, 2019

I would like to welcome everyone here today for our Mutual 14 Annual Election and Shareholder Meeting.

It is my hope that the majority of shareholders in Mutual 14 will have approved the amended By-laws and disregarded the dissident voices that have dissented from the decisions your board, as well as 9 other Mutuels, and our corporate attorney have approved. The passage of the By-Laws will alleviate the need for increased legal costs.

In the past board year 18 units have been sold in Mutual 14 with 13 currently up for sale.

Here is a recap of some of the board accomplishments in board year 2018/19:

The re-piping project was completed this year with all buildings being re-piped with copper piping and individual shut off valves. Water heaters over 10 years old were replaced.

So far this year we have reroofed 2 buildings, with 4 more scheduled in 2019 and an additional 6 building in 2020, leaving 5 buildings to be reroofed in 2021. The carport re-roofing is scheduled for 2023.

Complete re-striping of all parking lots was done this year with additional parking spots and loading/unloading zones being added.

National Wash has been the lessor of all Mutual 14 laundry room washers and dryers for the past year and a half. This has eliminated the need to purchase and replace worn out units and unit repairs. We

have received compliments regarding the "state of the art" equipment and this arrangement has worked extremely well for your Mutual.

During the year, we held 4 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 and to hear from our Attorney on our By-Law changes and to ask questions.

Our Annual Picnic was again run by the Neighbor 2 Neighbor group and was a huge success. Over 120 neighbors attended and everyone brought a dish or dessert to share, with hotdogs, hamburgers, and drinks provided by the Mutual. We are all looking forward to this year's picnic which will be held on Thursday July 18th at Clubhouse 1. More details to follow.

I also want to thank Neighbor 2 Neighbor Club for planning, purchasing and coordinating the buffet luncheon that will follow this meeting. If you have a neighbor that is physically unable to attend today, please give their name to Muriel Luther. Neighbor 2 Neighbor will be delivering lunches to those homebound neighbors after the luncheon.

This club has truly had a positive impact on Mutual 14 shareholders. This year's holiday season once again found the members decorating all the light poles in the Mutual and in February delivering Valentines treat bags to everyone in the Mutual. Thank you all! By the way, the pole decorating and Valentine's bags are paid for by the club.

Thanks to the Building Captains for my buildings, Dave & Linda Corp, Dave Lundberg, Kathy Black and Donna Melody.

I have been blessed, as we all have, with an outstanding board of volunteers who give up their time and work hard for the betterment of Mutual 14. I'm happy that the majority will be re-elected for the coming term.

I would personally like to thank Valerie Jorgenson, Vice President, who fills in so capably when I'm not here, Sue Worthington our Secretary and Adrienne Rosenfeld our CFO. Thanks also to Bob Stefun, the chairman of our Physical Properties Committee and board members Connie Moore, who was in charge of pets and Susan Simon who was in charge of Caregivers and was head of the Porch, Patio and Garden Committee. I think you would all agree that our garden areas are looking great thanks to the Committee's hard work.

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

Many thanks to Larry Loman who writes a e-newsletter to his list of Mutual 14 shareholders, covering meetings, the weather, rainfall and his personal observations and opinions. It must be mentioned that this is his newsletter with no board input.

Special thanks to Jack Faucett. Even though he is no longer on the Board, he continues to help shareholders with batteries, gutter cleaning and a host of other miscellaneous tasks. He is always there to help his neighbors with a smile on his face.

Thanks to the Budget Committee consisting of Sandy Tessier, Jim Gilbert, Bob Stefun, Larry Lowman and Jack Faucett.

Thanks to Kevin Black our Physical Properties Inspector and the Physical Properties support team. A thank you is also in order for Reuben Gonzales and the outstanding Service Maintenance Staff that schedules all maintenance necessary for our shareholders, and the maintenance team doing all the work. Without them your board would not be as efficient as it is in managing the assets of the corporation.

A personal thank you to Jodi Hopkins, Director of Mutual Administration and our Recording Secretary Kheara Acquino. The job that they do in the administration of all Mutual 14 policies, procedures and correspondence is the back bone of your board of director's responsibilities. Thank you Jodi and Kheara for the outstanding job you have done for Mutual 14.

Thank you to Belinda Meacham and the Stock Transfer Office for their work with the board on unit sales, passes, caregiver and pet registration, to only mention a few.

Our CFO works in coordination with our GRF accountant Diane Shulte and Carolyn Miller, Director of Finance. Thank you Diane and Carolyn.

Lastly, I would like to thank Donna Melody, my wife of 56 years, who has assisted me as President for the past 4 years, keeping me on track.

I would like to encourage you, our fellow shareholders, to consider volunteering to help your neighbors either on the board, as a building captain or on a committee. I am honored to have served as a Director and President of Mutual 14. It gives me the opportunity to "give back" to my neighbors for the blessings that my family and I have been given.

As this year closes and the new year begins, it is my hope and prayer that 2019-20 will be even better.

Thank you all for your continued support and encouragement.

Respectfully submitted,

Lee Melody

President

MUTUAL 14  
ANNUAL MEETING  
VICE PRESIDENT'S REPORT  
May 16, 2019

This has been a good year for Mutual 14. In addition to other improvements, the old pipes were replaced by copper pipes, roofs are being replaced, and the landscape has improved.

It has been a pleasure to work with the board members. We have helped each other as needed. I have also appreciated the help of the following building captains:

David Sohn, Building 24

Grace Poelstra, Building 25

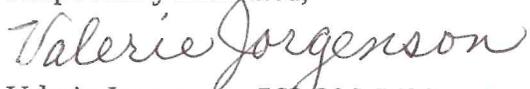
Doris Anderson, Building 26

Michele Nygard, Building 28

Carol Kern, Building 32

Julie Faucett, Building 33

Respectfully submitted,



Valerie Jorgenson 562-296-5428 [vjorgenson@outlook.com](mailto:vjorgenson@outlook.com)

Mutual 14 Vice President

Thank you to all the residents for letting me serve on this year's board and thank you to this board for doing all that you have done. Thank you especially to Lee Melody and his own personal secretary Donna Melody for the unbelievable hours they have spent making this mutual run so smoothly.

I would like to thank all my building chairpersons: Rita Priest, bldg. 53, Lisa Hsueh, bldg. 17 Ed Ewald, bldg. 12 and Sally Cabrera, bldg. 16. You all were a great help to me. Thank you again

Sue Worthington  
Secretary Mutual 14

M-14 Physical Properties along with GRF Physical Properties Inspector Kevin Black keeps control the maintenance for all the property around you.

We have completed all the water re-pipes with copper.

We have completed over half of the roofing project with buildings 3, 2, 12 and 17 to be done this calendar year in that order. All remaining roofs will be replaced within <sup>two</sup> ~~three~~ years. Along with roofing we replace some skylights and new stove hoods and rain gutter systems are installed.

Fire inspections are planned for August/September. PERIOD.

Concrete replacement of some sidewalks is being reviewed.

Properties committee is also involved in the Reserve Study, Budgeting and Pre-listing inspection of units planned to be sold.

Remember you must have a permit before anything is modified in your apt. Call me or any director if you have any questions on what can be done and how.

Thanks for your support and if you see something say something!

SUBMITTED BY  
Bob Stefan

THANKS TO BLDG  
KOB 4 CAPT.  
SANDY 5  
MARIA 2  
PAT 3  
HERBERT 1

# LANDSCAPE COMMITTEE REPORT

2018/2019

The past year your Landscape Committee, having worked diligently, handling complaints about our Brite View Landscape Co. on mowing, garden care and the condition of the grass throughout Mutual 14, made the decision to recommend that the board terminate the contract with Brite View.

We solicited proposals from 2 landscape companies currently working in Leisure World and selected J & J Landscaping (Jose and Jose – father and son). With high hopes, we signed a contract for the next three years. I'm happy to report that J & J are doing an outstanding job and I believe most shareholders would agree.

J & J started by scalping all lawns to lower the height of the turf, which was a major issue.

They cut the grass, pick up the clippings as they go, and in the 6 years that I have lived here, Mutual 14 lawns are now the best I've seen.

On the garden side, what more can I say than our gardener Senone has been doing an outstanding job. And again, I think most shareholders would agree.

Next month we will be fertilizing the lawns for the entire mutual which will continue making Mutual 14 the Beverly Hills of Leisure World.

I would like to thank the committee working with me (Erik Soderholm, Jack Faucett, Valarie Jorgenson and Larry Loman). We went from weekly (if not daily) complaints, to hearing nothing but praise. If something needs to be addressed, it is taken care of quickly. Its now a fun job and I thank everyone for their diligence and help.

Respectfully submitted,

Lee W. Melody

Landscape Chair

## May 16, 2019 Annual Caregiver Report

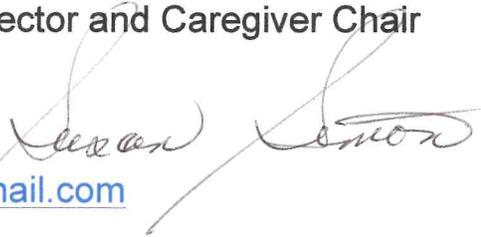
As of the end of April we had 36 registered Caregivers caring for 18 Shareholders. One of them is a live in, and 2 others will become live ins this month.

Shareholders are cooperative in obtaining the necessary physicians notes, which are required for the safety of all of us. We don't want our shareholders taken advantage of, and physician statements of necessity help to prevent that. The names of the Caregivers change frequently depending upon the various Agencies, times of day, and days of the week.

I have made myself available to take photos and provide the necessary forms and collect the documentation of those caregivers who work when our stock transfer office is closed. That procedure has worked well in several cases with the cooperation of our stock transfer office and IT Department that generates the passes.

I have been happy to help our shareholders in need of caregivers this year, and thank them and their families for their cooperation.

Susan Simon, Director and Caregiver Chair

A handwritten signature in black ink that reads "Susan Simon". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

[Sdwsimon42@gmail.com](mailto:Sdwsimon42@gmail.com)

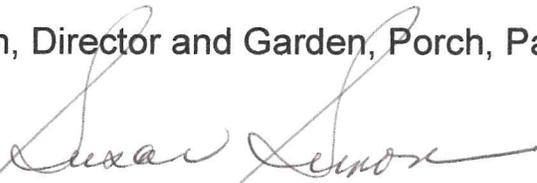
561-702-9249

Garden, Porch, Patio Committee Annual Report May 16, 2019

I am happy to report that shareholders have been very cooperative in complying with the aforementioned regulations.

As a result, our Gardens, Porches, and Patios are an asset to our Mutual.

Susan Simon, Director and Garden, Porch, Patio Committee Chair

A handwritten signature in black ink, appearing to read "Susan Simon", written in a cursive style.

[Sdwsimon42@gmail.com](mailto:Sdwsimon42@gmail.com)  
561-702-9249

MUTUAL 14  
ANNUAL MEETING  
EMERGENCY INFORMATION REPORT  
May 16, 2019

Mutual 14 residents have been provided with information regarding how they can prepare themselves for a disaster.

*Valerie Jorgenson*

Valerie Jorgenson 562-296-5428 [vjorgenson@outlook.com](mailto:vjorgenson@outlook.com)  
Mutual 14 Emergency Information

ELECTION 2019

I HAVE HAD THE PLEASURE OF SERVING ON THIS BOARD.

I HAD SEVERAL YEARS PREVIOUSLY ON ANOTHER BOARD AND IT WAS A VERY DIFFERENT FROM THIS ONE.

I HAD A SHAREHOLDER TELL ME RECENTLY, THAT THIS BOARD WENT ALONG WITH WHAT OUR PRESIDENT WANTED. I DISAGREE. ~~T~~HERE WERE MANY TIMES WE DID NOT AGREE.

I DO NOT THINK ANY MUTUAL IN LW HAS PRESIDENT AS HARD WORKING AS LEE MELODY..

HE IS ALWAYS FAIR WHEN IT COMES TO THE SHAREHOLDERS.

EVERY ONE ON OUR BOARD WORKS HARD FOR OUR COMMUNITY,

BOB, SUSAN, ADRIAN, VAL, SUE, AND LEE.

FOR THESE REASONS I WOULD LIKE TO CONTINUE ON THIS BOARD.

RESPECTFULLY

CONNIE MOORE



~~CHAIRMAN~~

KEN SPRINGER  
JOHN SONGKIN  
PATRY EHSWORTH

## American Armed Forces Committee

The American Armed Forces Committee or "Flag Committee" was formed in June of 2015 but had its beginnings as a prank. Our former president, Kurt Bourhenne decided to put up a U.S. Marine Flag under the American Flag on the Sunningdale Circle. It was partly to show Marine dominance over the other branches of service in their constant rivalry. When several of us shareholders gathered, the wife of another former president angrily said we could not do that, due to the fact that the Sunningdale Circle was GRF property. President Melody thought it was a good idea to get permission to use the flag pole to add to our beautiful circle. Permission was granted and a committee formed to ask for donations and rotate the service flags.

Since 2015 GRF has given us the Circle and we have received flags from shareholders and \$365.00 in donations. The largest one was from the shareholder who told us we could not do it and she is an ardent supporter. For a while, we had too much money and cut off accepting donations. We spend about \$100 per year on new flags. This year has been especially cold and windy and our flags have suffered. We recently ordered a new set for future use but we are running a \$25.00 deficit. Therefore we are now open for new donations to keep our Sunningdale Circle patriotic and beautiful. The committee rotates the service flag every Saturday morning at 8:00 AM

Jack Faucett, Flag Committee



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## GRF Executive Directors Annual Meeting Report

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Dear Mutual Fourteen,

As we look back at the 2018/19 term, remembering our accomplishments while always reflecting on our half a century as a premier community, but we are also inspired and excited by our future. We look to continue to engage the community for your input and support of GRF's mission:

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

Over the years, I have come to see our community as a family. Family is a group of people who share a passion and a vision or simply care deeply for another person. At Leisure World Seal Beach, we are a large and diverse family of Shareholders/Members neighbors, community leaders, staff and friends.

A very sincere thank you to Mutual Fourteen, GRF representative, Barry Lukoff and the Board members of Mutual Fourteen; you unselfishly volunteer your time to serve on a Board. The care and concern you show to your fellow Shareholders, is an inspiration for us all.

You treat everyone with respect and kindness, no matter what the situation is. Your collective accomplishments in helping and serving our community does not go unnoticed. The key to success rests in you, who embody the spirit of community by unselfishly asking "what may I do for you"?

I and the staff of GRF, thank you for the lasting friendships gained working with you; we are stronger, better, committed and passionate about our mission. Our standards of success are high and today is a great opportunity be able to celebrate our community and be grateful for our achievements.

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

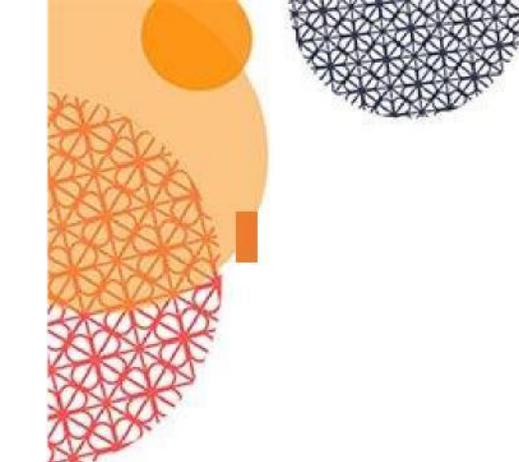
Thank you again for your support and partnership and, most importantly, for allowing my staff and I to be a part of your community and, especially, part of your lives.

With gratitude,

Randy Ankeny, Executive Director

*"Without a sense of caring, there can be no sense of community"*

*Anthony J. D'Angelo*



# Annual Mutual Shareholders' Meeting 2019

We've come through another great year that was filled with both challenges and victories. How reassuring it has been to know that we can count on all our efforts.

Let's take this opportunity and thank everyone for all the efforts throughout the year. The greatest gift you can give is your time. Volunteers give their time and are the lifeblood of any Community. The work you have accomplished emphasizes the values and priorities of your Community. I truly enjoy each meeting, the conversations that are had and the valuable information that is shared.

Thank you to the Mutual Board of Directors. For you this is an add-on to the many things you do including your career, your family, your social life and other volunteer opportunities. Thank you for always answering our calls, responding to our emails and bringing your dedication, loyalty, commitment, experience and resources to the job of making life better for all of us.

Our team of staff members, along with the new or returning Mutual Directors, are willing to take on another year to continue the growth of our Community by incorporating everyone and working for the good of all.

Thank you to the GRF Board of Directors, more specifically your GRF Representative.

Our Executive Director, Mr. Randy Ankeny – Thank you for your vision, your extraordinary ability and leadership to guide us always. We appreciate the efforts made by you. With your leadership, we look forward to the next year working with the Board to continue to have many successful years. My sincere appreciation and gratitude.

Thank you to everyone for your part in our journey.

In the words of John E. Southard, let me say, *"The only people with whom you should try to get even with are those who have helped you."*

Sincerely,

*Jodi Hopkins*

Mutual Administration Director

