

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE  
BOARD OF DIRECTORS  
SEAL BEACH MUTUAL FOURTEEN  
December 20, 2022**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Melody at 1:00 p.m. on Tuesday, December 20, 2022, followed by the *Pledge of Allegiance* via Zoom Video and Building 5, Conference Room B.

**SHAREHOLDER COMMENTS**

One shareholder made a comment.

**ROLL CALL**

Present: President Melody, Vice President Stefun, Secretary Simon (via zoom), Chief Financial Officer Rosenfeld, Director Nevin, Directors Supple, and Shaddow (via zoom)

Guests: Seven Mutual Fourteen shareholders (via zoom)  
Eight Mutual Fourteen shareholders (in-person)

Staff: Mr. Meza, Building Inspector  
Ms. Barua, Portfolio Specialist (via zoom)  
Ms. Vasquez, Acting Portfolio Specialist  
Ms. Equite, Assistant Portfolio Specialist

**MINUTES**

The Regular Meeting Minutes of November 15, 2022 were approved by general consent of the board, as written.

**BUILDING INSPECTORS REPORT**

Building Inspector Meza presented his report (attached).

Following a discussion and upon a MOTION duly made by Secretary Simon and seconded by Vice President Stefun, it was

RESOLVED to approve the patio proposal for Unit 14-014-A. Work to be done at the shareholder's expense.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Secretary Simon and seconded by Vice President Stefun, it was

RESOLVED to approve the patio proposal for Unit 14-025-E. Work to be done at the shareholder's expense.

The MOTION passed unanimously with ROLL CALL vote.

**BOARD OF DIRECTORS  
MUTUAL FOURTEEN**

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Following a discussion and upon a MOTION duly made by Director Supple and seconded by Director Nevin, it was

RESOLVED to ratify phone poll conducted on December 16, 2022 – to approve the Cart Pad proposal for Unit 14-002D. Work to be done at the shareholders expense.

The MOTION passed unanimously with ROLL CALL vote.

Following questions Mr. Meza left the meeting at 1:14 p.m.

**SECRETARY/CORRESPONDENCE**

No correspondence received.

**PRESIDENT'S REPORT**

President Melody presented his report (attached).

**VICE PRESIDENT'S REPORT**

Vice President Stefun provided an update on current events in Leisure World.

**CHIEF FINANCIAL OFFICER'S REPORT**

Chief Financial Officer Rosenfeld presented her report (attached).

**UNFINISHED BUSINESS**

Following a discussion and upon a MOTION duly made by Chief Financial Officer Rosenfeld and seconded by Secretary Simon, it was

RESOLVED to ratify proposed rule change by amending Section 6.19 – Carport Use of the Rules and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously with ROLL CALL vote.

**CONSENT CALENDAR**

Following a discussion and upon a MOTION duly made by Chief Financial Officer Rosenfeld and seconded by Secretary Simon, it was,

RESOLVED that the Board authorizes the following transfers funds, per detailed and dated resolutions, by consent calendar.

Transfer/ Invoice Date	Amount	Originating/Destination Accounts or Payee
11/02/2022	\$65,720.00	Invoice # 22011-01 Check # 11535 – MP Construction
11/03/2022	\$10,598.00	US Bank Impound to US Bank Checking

**BOARD OF DIRECTORS  
MUTUAL FOURTEEN**

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11/04/2022	\$414,661.91	US Bank Impound to US Bank Checking
11/10/2022	\$10,598.00	Invoice # Multiple Check # 11513 – Orange County Tax Collector
11/16/2022	\$65,000.00	US Bank Non-Restr. Money Mkt. to US Bank Checking
11/16/2022	\$65,721.53	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
11/17/2022	\$414,661.91	Invoice # Multiple Check # 11536 – Orange County Tax Collector
11/21/2022	\$33,195.50	US Bank Checking to US Bank Restricted Money Mkt.
12/05/2022	\$71,983.75	US Bank Checking to GRF – US Bank Checking
12/05/2022	\$165,322.88	ACH – Direct Debit from Multiple Shareholders to US Bank Checking
12/06/2022	\$10,000.61	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
12/06/2022	\$71,110.79	US Bank Checking to US Bank Impound (Property Taxes)

The MOTION passed unanimously with ROLL CALL vote.

**NEW BUSINESS**

Following a discussion and upon a MOTION duly made by Chief Financial Officer Rosenfeld and seconded by Secretary Simon, it was

RESOLVED to approve that the review of the Mutuals' operating accounts, reserve accounts, current year's actual operating revenues and expenses compared to the current year's budget, the latest account statements prepared by financial institutions where the mutual has its operating and reserve accounts, and the income and expense statement for the mutual's operating and reserve accounts have been approved; and, further, that per Civil Code Section 5500(a)-(f), the check register, monthly general ledger, and delinquent assessment receivable reports have been reviewed for the month of November 2022.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Vice President Stefun and seconded by Chief Financial Officer Rosenfeld, it was

RESOLVED to ratify amended emergency resolution dated 11/23/22, "RESOLVED to replace the Kennedy Valves, four-inch and eight-inch pipes along with the "T", at a cost not to exceed \$17,490.00 and need a \$2,500.00 contingency. Funds to come from Infrastructure and authorize the President to sign any necessary documentation." – to change amount \$17,490.00 to \$20,000.00.

The MOTION passed unanimously with ROLL CALL vote.

**BOARD OF DIRECTORS  
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Following a discussion and upon a MOTION duly made by Secretary Simon and seconded by Director Shaddow, it was

RESOLVED to ratify email poll conducted on Friday, November 18, 2022, to approve Christmas gifts for GRF employees/departments, at a cost not to exceed \$500.00.

The MOTION passed unanimously with ROLL CALL vote.

**PORTFOLIO SPECIALIST'S REPORT**

Acting Portfolio Specialist Vasquez presented the Portfolio Specialist Report (attached).

**COMMITTEE REPORTS**

Physical Property Committee

Vice President Stefun presented his report (attached).

Landscape Committee

Director Nevin provided an update.

Caregivers

Secretary Simon submitted her report and provided updates (attached).

Pet Committee

Secretary Simon submitted her report and provided updates (attached).

**GRF GENERAL PROJECT UPDATES**

President Melody provided updates.

**DIRECTORS COMMENTS**

Several Directors made a comment.

**ANNOUNCEMENTS**

- a. **NEXT BOARD MEETING:** Tuesday, January 17, 2023, at 1:00 p.m. held in Building 5, Conference Rm B and Zoom/Video Conference Call.

**ADJOURNMENT**

President Melody adjourned the meeting at 1:53 p.m. and announced that there would be an executive session following the meeting.

**National Suicide Prevention Hotline Link and phone number -**

<https://988lifeline.org/current-events/the-lifeline-and-988/> **Phone Number # 1-800-273-TALK (8255)**

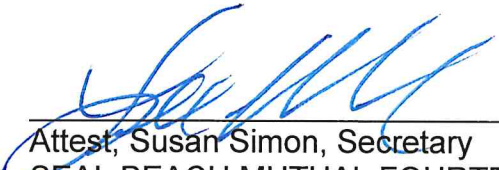
**EXECUTIVE SESSION SUMMARY**

The Mutual Board met in Executive Session on, December 20, 2022, at 2:10 p.m., and took the following actions:

The Board approved the Executive Session Meeting Minutes of November 15, 2022.

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

The Executive Session was adjourned at 3:11 p.m.

  
Attest, Susan Simon, Secretary  
SEAL BEACH MUTUAL FOURTEEN  
KV/DE 12/20/22

  
President

## INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) Fourteen		INSPECTOR: Mike Meza					
MUTUAL BOARD MEETING DATE:		December, 2022					
PERMIT ACTIVITY							
UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
04-H	WASHER AND DRYER	BOTH	10/03/22	10/18/22	YES	FINAL 10/17/22	OGAN CONSTRUCTION
19-D	UNIT REMODEL	BOTH	06/20/22	12/30/22	NONE	FINAL 12/08/22	JC KRESS
19-D	FLOORING	GRF	11/20/22	12/30/22	NONE	FINAL 12/08/22	KARY'S CARPETS
19-F	UNIT REMODEL	BOTH	04/01/22	01/30/23	Yes	BROWN COAT 10/24/22	GRECO
19-J	WASHER AND DRYER	BOTH	10/15/22	11/15/22	NONE	FINAL 11/15/22	VICKERS CONSTRUCTION
21-C	ADDING 3/4 BATROOM	BOTH	06/15/22	12/30/22	NONE	FINAL 10/10/22	J.C. KRESS
23-C	CEILING ABATE ALL ROOMS	GRF	10/31/22	11/20/22	NONE	FINAL 11/03/22	SIRRIS
25-A	UNIT REMODEL	BOTH	05/18/22	09/30/22	NONE	FINAL 10/10/22	LOS AL BUILDERS
25-E	KITCHEN REMODEL	BOTH	11/21/22	01/21/23	NONE	PLUMB/FRAME 11/15/2022	OGAN CONSTRUCTION
25-E	UNIT REMODEL	BOTH	01/03/22	04/03/23	NONE	FRAME/ELEC. 12/02/22	OGAN CONSTRUCTION
27-D	SHOWER PAN	BOTH	10/25/22	12/20/22	NONE	ROUGH PLUMB 11/03/22	JC KRESS
29-E	ENCLOSE PORCH AREA	BOTH	10/20/22	02/20/23	NONE		JC KRESS
30-H	ABATEMENT	GRF	01/30/23	02/01/23	NONE		BERGKVIST
32-A	PATIO TILE	GRF	11/28/22	12/16/22	NONE	NEEDS HVAC BLIND	OGAN CONSTRUCTION
48-G	PATIO AND COVER	GRF	11/10/22	01/20/23	NONE		LOS AL BUILDERS
49-I	NEW PATIO	GRF	01/16/22	03/03/23	NONE		BERGKVIST
52-K	KITCHEN/BATH SKYLIGHTS	GRF	08/15/22	09/15/22	NONE		JC KRESS
52-K	CART PAD/STORAGE CAB	GRF	08/12/22	09/12/22	NONE	FINAL 10/05/22	OGAN CONSTRUCTION

## ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED, NMI
							<b>7      0      23      3</b>
2-F		11/02/22					
2-G	05/17/22						
3-J		12/03/21	07/14/22	07/14/22	07/22/22	08/01/22	
5-C		07/15/22	08/10/22	08/12/22	08/26/22	09/26/22	
12-A		12/23/21	01/27/22	02/3/22	02/16/22	03/07/22	
13-E		11/16/22					
13-H		01/25/22	03/07/22	03/10/22	03/24/22	05/27/22	
14-A		04/29/22	06/15/22	06/15/22	07/01/22	08/11/22	
17-F		12/10/21	02/04/22	02/04/22	02/04/22	04/13/22	
18-B		11/17/21	01/18/22	01/18/22	02/01/22	02/14/22	
18-G	06/13/22						
19-E		04/15/22	04/15/22	04/25/22	05/09/22	05/17/22	
19-F		01/04/22	02/28/22	03/01/22	03/15/22	04/05/22	
19-H		07/27/22					
21-C		12/23/21	02/04/22	02/04/22	02/18/22	03/08/22	
23-C		03/25/22	09/09/22	09/20/22	10/03/22	12/12/22	
23-F		10/26/22					
24-C		11/05/21	12/15/21	12/17/21	01/03/22	01/27/22	
24-E		08/25/22					
24-H		11/17/21					
25-A		11/10/21	01/19/22	01/20/22	02/03/22	03/02/22	
25-E		07/15/22	09/15/22	09/19/22	10/14/22	10/18/22	
26-A		09/27/22	10/04/22	10/07/22	10/21/22	11/23/22	
28-H		11/10/21	02/11/22	02/12/22	02/24/22	04/14/22	
29-E	05/20/22						
30-F		03/25/22	05/11/22	05/11/22	05/24/22	07/12/22	
31-D		09/24/21	12/16/21	12/17/21	01/04/22	01/27/22	
31-D		04/06/22	04/08/22	04/11/22	04/25/22	05/17/22	
32-B		02/16/22	04/13/22	04/13/22	04/27/22	05/27/22	
32-H		09/02/22					

## INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: <b>(14) Fourteen</b>				INSPECTOR: <b>Mike Meza</b>			
MUTUAL BOARD MEETING DATE: <b>December, 2022</b>							
33-E		01/14/22	02/16/22	02/16/22	03/03/22	05/23/22	
51-C		11/08/21	04/06/22	04/12/22	04/25/22	05/23/22	
52-K		06/23/22	07/06/22	07/11/22	07/26/22	08/16/22	

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

### CONTRACTS

CONTRACTOR		PROJECT
J&J LANDSCAPE	OCTOBER 31, 2024	Landscaping & Irrigation
EMPIRE PIPE	DECEMBER 31, 2022	Annual inspection
		Out going line only
FENN	MAY 31, 2023	Pest and rodent control services
FENN PEST AND TERMITE	JUNE 30, 2023	Bait station maintenance
MP CONSTRUCTION		Electrical panel installation
		Start date 12/12/22
		10 panels completed

### SPECIAL PROJECTS/ REQUEST

Contractor	Discription of Work
J&J Landscape	18-G New Patio
Ogan Construction	25-E New Patio and glof cart pad
Vickers Construction	14-A New Patio

### SHAREHOLDER AND MUTUAL REQUEST

20-I Rodent activity	Inspect mutual sidewalks
19-A Water shut off	Kenendy valves near for building 15 and 20 completed
52-A Service bath room faucet	Empty unit inspection
13-E Knob lock unit	
19-I Working in green belt	
53-C Meet with shareholder regarding speaklers	
26-A Escrow question	
29-E Put key in lock box	
30-C Stoppage	
18-K Question regarding internet	
02-E Termites in kitchen	
25-A Skylight leak	
30-C Bathfan not working	
49-B Bathfan replace	
27-C Toilet issues	
30-C Plumbing question	
26-A Inspect work in unit	
25-C Bathfan not working	

P.O. Box 2069  
Seal Beach CA 90740

Nov Actual	Nov Budget		2022 Y-T-D Actual	2022 Y-T-D Budget
93,040	93,040	Carrying Charges	1,023,445	1,023,440
38,753	38,754	Reserve Funding	426,286	426,294
<b>131,794</b>	<b>131,794</b>	<b>Total Regular Assessments</b>	<b>1,449,730</b>	<b>1,449,734</b>
515	584	Service Income	5,681	6,424
863	114	Financial Income	3,853	1,254
1,500	2,223	Other Income	50,743	24,453
<b>2,878</b>	<b>2,921</b>	<b>Total Other Income</b>	<b>60,277</b>	<b>32,131</b>
<b>134,672</b>	<b>134,715</b>	<b>Total Mutual Income</b>	<b>1,510,007</b>	<b>1,481,865</b>
56,426	56,426	GRF Trust Maintenance Fee	609,839	620,686
9,783	10,040	Utilities	113,687	110,440
349	1,161	Professional Fees	16,961	12,771
0	39	Office Supplies	470	429
21,072	18,850	Outside Services	218,707	207,350
3,160	9,446	Taxes & Insurance	103,843	103,906
38,753	38,754	Contributions to Reserves	426,286	426,294
<b>129,543</b>	<b>134,716</b>	<b>Total Expenses Before Off-Budget</b>	<b>1,489,793</b>	<b>1,481,876</b>
<b>5,129</b>	<b>(1)</b>	<b>Excess Inc/(Exp) Before Off-Budget</b>	<b>20,214</b>	<b>(11)</b>
13,283	0	Depreciation Expense	145,788	0
<b>(8,155)</b>	<b>(1)</b>	<b>Excess Inc/(Exp) After Off-Budget</b>	<b>(125,573)</b>	<b>(11)</b>
<b>Restricted Reserves</b>				
2,320	0	Appliance Reserve Equity	29,536	0
4,467	0	Painting Reserve	193,193	0
12,274	0	Contingency Operating Equity	162,991	0
13,857	0	Roofing Reserve	376,730	0
(115,968)	0	Infrastructure Reserve	35,591	0
<b>(83,051)</b>	<b>0</b>	<b>Total Restricted Reserves</b>	<b>798,041</b>	<b>0</b>

CFO Report for December  
Meeting

Per the Nov 30,2021 financial statement Mutual 14 is in good shape. Our reserves are at \$798,041. Last year at this same time period our reserves were \$578,281 . Mutual 14 has a surplus of (\$20,214) .

Mutual 14 has started our electrical panel replacement project and those funds have been taken out of infrastructure.

I wish everyone a safe and healthy holiday

Respectfully submitted

Adrianne Rosenfeld

## PRESIDENT'S REPORT

DECEMBER 20, 2022

Welcome to the December monthly Mutual 14 Board Meeting, our last meeting of the year. Thank you all for attending in person or on Zoom.

I have good news for Mutual 14 shareholders. Everyone should be aware that your Board elected not to increase Mutual 14's monthly fees for 2023. They remain at \$229.78 for a total, including GRF fees, of \$423.01, which is the lowest monthly assessment of any Mutual in Leisure World. To summarize, we have the lowest increase in monthly fees and it costs the least to live in Mutual 14, the Beverly Hills of Leisure World. I would like to thank the Budget Committee consisting of Adrienne Rosenfeld, Bob Stefun, Jack Faucette, Jim Gilbert and Sandy Tessier, and the board, for this outstanding achievement. Thank you! Well done.

We have 10 units for sale with none sold in the last 30 days.

As reported last month, we had to replace Kennedy valves and after getting into the job 6 feet below ground, we found that additional repairs were needed to replace "T's and piping, which will be discussed under new business.

The replacement of the 106 unapproved electrical panels is underway and your board voted to purchase all 106 last month at a cost of \$1550 each. The cost has increased since this decision to \$1800 each, and so we saved \$26,500 by acting quickly.

As we enter 2023 with inflation and an uncertain economic future for our County, your Mutual is in good financial shape, currently under budget and with reserves of \$670,000 after paying for the electrical panel replacement, with no other major expenditures anticipated.

Mutual 14 Board voted to approve the contract for Bulk Cable TV and Internet Service with Interact Solutions. The GRF Board has also signed a contract with Interact. It should be noted that both contracts allow Interact to install their equipment in both GRF and Mutual properties. It does not bind any shareholder to contract with Interact. More information will be forthcoming.

Many shareholders are experiencing problems with ant invasions in their units, including myself and Donna. I'm happy to report that we have found a solution that has worked for us. It is Terro Liquid Ant Baits. A flyer is attached.

Any questions regarding the Mutual, please ask your Director or me.  
For questions regarding GRF. I am available as your representative.  
Don't hesitate to contact me.

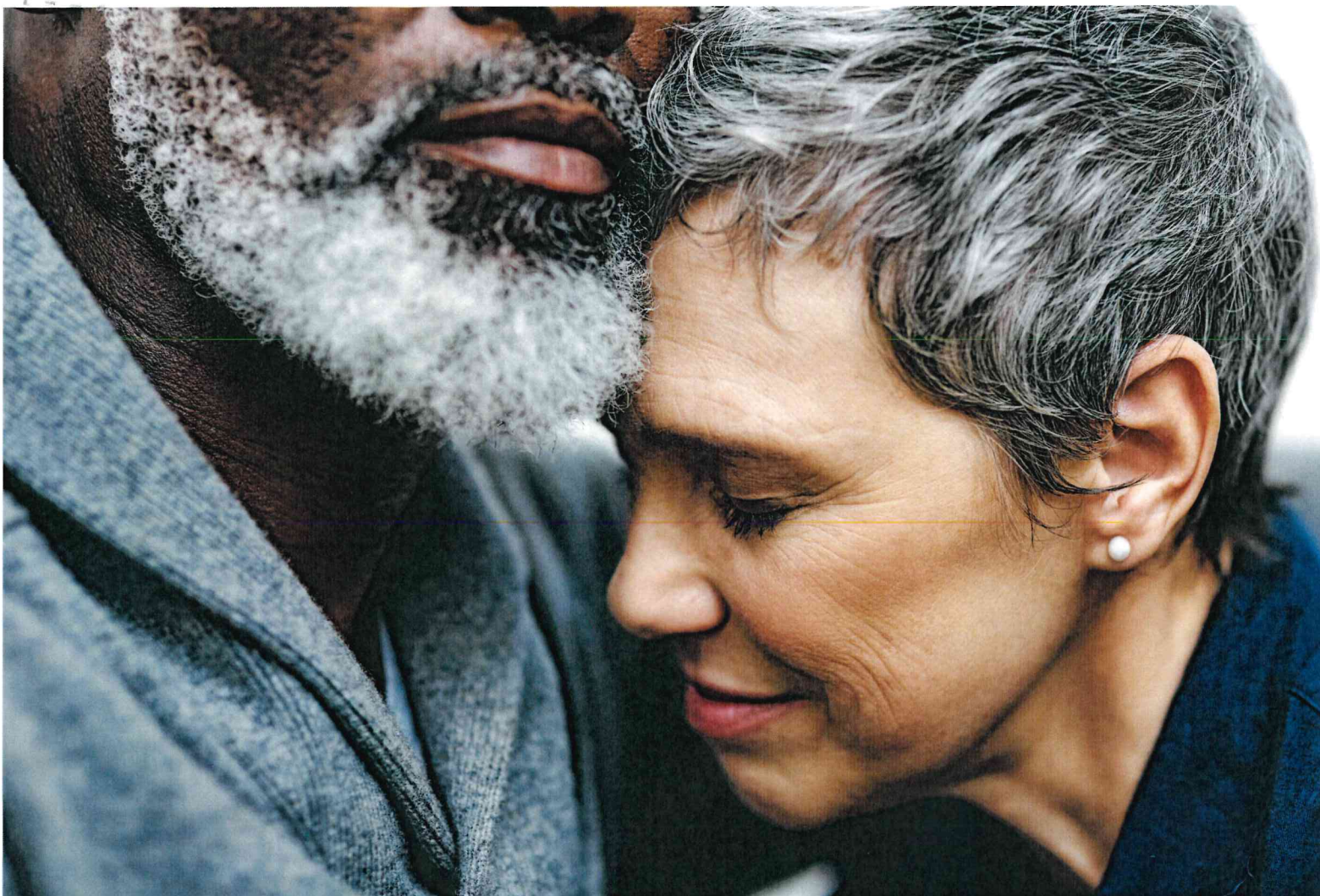
I wish everyone a very Merry Christmas, and a Happy Hanukkah,  
and I pray that we all have a safe Happy New Year. Thank you for  
attending and may God continue to bless us all.

Respectfully submitted,

Lee W. Melody

President





*There is hope.*



If you or someone you know  
needs support now,  
call or text **988**  
or  
chat **988lifeline.org**

**988** SUICIDE & CRISIS  
**LIFELINE**





# FIND YOUR PEACE OF MIND

While the holidays may not be the same as they were in the past, there can still be plenty of reasons to celebrate. Don't wait until depression happens to reach out to us.

*Learn how ReConnect can help.*

**ReConnect Program available in  
Leisure World: (714) 352-8820  
Visit us at [coasc.org/reconnect](https://coasc.org/reconnect)**



**ReConnect**

a Program of Council on Aging



**Veterans  
Crisis Line**

1-800-273-8255 **PRESS 1**



Funded by: OC Health Care Agency (HCA), Mental Health and Recovery Services, Mental Health Services Act/Prop 63.



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**PORTFOLIO SPECIALIST REPORT**  
**DECEMBER 2022**  
**2023 MUTUALS OPERATING BUDGETS**

<b>COMPARATIVE MUTUAL BUDGETS FOR 2023</b>				
<b>Ranked by Change in Mutual Assessment</b>				
<b>and by Monthly Mutual Assessment</b>				
	Total Mut Change Next Yr	Change Rank by Dollars	Mutual Assess	Monthly Rank by Dollars
Mutual 1	12.82	11	238.71	14
Mutual 2	15.00	8	287.84	2
Mutual 3	30.00	2	283.45	3
Mutual 4	12.61	12	246.31	13
Mutual 5	29.74	3	268.41	9
Mutual 6	10.24	13	235.53	15
Mutual 7	5.45	15	278.88	5
Mutual 8	15.00	8	251.43	12
Mutual 9	16.74	6	268.13	10
Mutual 10	19.63	5	266.47	11
Mutual 11	15.33	7	279.95	4
Mutual 12	8.27	14	271.27	7
Mutual 14	-	16	229.78	16
Mutual 15	14.02	10	268.64	8
Mutual 16	19.69	4	290.10	1
Mutual 17	36.65	1	273.59	6
Average	16.32		264.91	
Ranked highest to lowest				

# **PORTFOLIO SPECIALIST REPORT**

## **DECEMBER 2022**

### ***Pet and Caregivers / Permitted Health Care Residents Registration and Renewal***



#### **Caregivers / Permitted Health Care Residents**

Caregivers/ Permitted Health Care Residents registration begins in late December. Please make certain that your Caregiver / Permitted Health Care Resident is currently registered with the Stock Transfer Office and obtains a photo pass.

#### **Pet Registration and Licensing Renewal**

Start the New Year off on the right foot. Register your pet/s with the Stock Transfer Office. Per mutual rules it is required that your pet/s is register with the Stock Transfer Office before your pet/s is brought onto the Mutual premises.

The Mutual Pet Registration Form is available for pick up at the Stock Transfer Office. Registration must be updated and completed on or before December 31 of each year.

#### **To complete registration, you will need to include the required documentation:**

- Mutual Pet Registration Form
- For dogs: City of Seal Beach Pet Licensing, Proof of spay or neuter, Proof of inoculations (shots), Proof of dog's weight (provided by a Veterinarian) and proof of liability insurance.
- For cats: Proof of spay or neuter and proof of liability insurance.

## SEAL BEACH MUTUAL NO. FOURTEEN

### Rules and Regulations

- 1980 Payment is to be remitted to the Security Department at  
1981 the time the Parking Permit is issued. Payment is only  
1982 accepted in the form of a check. All other types of  
1983 payments will be made at the Finance Department.
- 1984 **6.16.4. Building Five, Clubhouse Six, Healthcare Center,**  
1985 **Administration and Alley.**  
1986 No overnight parking is permitted, except that Security Vehicles,  
1987 CARE ambulances, Pharmacy delivery vehicles, and Two (2)  
1988 Healthcare Vehicles, 24 Hour Nurse, HCC Golf Cart, GRF  
1989 Vehicles, and Innovative cleaning service vehicles may park  
1990 overnight.
- 1991
- 1992 **6.17. Section 6.17 – Amphitheater.**  
1993 No Shareholder may park in any space marked for "Staff" or HCC between  
1994 the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. The parking  
1995 space designated for the HCC 24-Hour Nurse may never be used by anyone  
1996 else except that employee and the HCC Golf Cart.
- 1997
- 1998 **6.18. Section 6.18 – Bicycles/Tricycles/Mobility Scooters.**  
1999 Bicycles, tricycles, or mobility scooters may not be parked in any manner as  
2000 to interfere with foot or vehicle traffic. Bicycles must be parked utilizing  
2001 parking racks where provided. The Mutual is not liable for damaged, lost, or  
2002 stolen property. Attended bicycles, tricycles or mobility may be parked off  
2003 pavement, but only in such a manner as not to damage landscaping.  
2004 Parking on a sidewalk is prohibited. Parking in Mutual 14 parking spaces is  
2005 prohibited other than in assigned carports. Except for employees working in  
2006 Leisure World, visitors residing outside Leisure World may ride bicycles,  
2007 tricycles or mobility scooters on Mutual sidewalks or streets only if  
2008 accompanied by a Qualifying Resident.
- 2009
- 2010 **6.19. Section 6.19 – Carport Use.**  
2011 When a Shareholder moves in, they are assigned one carport space. If  
2012 shareholders have more than one car or have a golf cart or scooter, they  
2013 may rent or use another shareholder's carport space if both agree and they  
2014 have signed the Carport Usage/Rental Agreement. The executed agreement  
2015 must be recorded at the Stock Transfer Office to be valid. Unauthorized use  
2016 of any empty carport space may result in the vehicle/golf cart/scooter being  
2017 towed at the expense of the owner of the vehicle.  
2018 Carports are to be used for parking of self-propelled land vehicles in  
2019 operating condition. All passenger vehicles that can be operated on city  
2020 streets MUST have a current DMV registration, license plate tags, and  
2021 sufficient insurance as mandated by the State of California Vehicle Code  
2022 (CVC) Section 22658. All vehicles, parked in the carport must have a Seal

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## **SEAL BEACH MUTUAL NO. FOURTEEN**

### **Rules and Regulations**

Beach Leisure World (SBLW) decal issued by the Security Department affixed and displayed on the lower left windshield; however, the Mutual Board may waive the requirement to display and affix the SBLW decal ONLY in unique and rare circumstances (contact the Mutual Board for consideration). Any vehicle that is not compliant with these rules may be towed at the owner's expense and as specified in CVC Section 22658. Any stored items in the carports must be completely contained in the carport cabinets, and no items can be hung from the walls or the ceiling of the carports. Current fire regulations prohibit the storage of fuel or any combustible material in the carport areas. When parked in the carports, all vehicles must be headed inwards **and must not protrude outwards beyond the dripline.** Mechanical repairs on vehicles are not permitted except for minor maintenance such as jumping of a battery, checking, or adding oil or water, or changing wiper blades. Changing of oil is not permitted. No person shall park any vehicle in any carport not assigned to them without permission from the affected shareholder. Any vehicle leaking oil, anti-freeze, or any other hazardous material is prohibited from parking in a Mutual carport or on a Mutual Street or driveway. It is the shareholder's responsibility to clean up any hazardous material spill or the Mutual will have them cleaned up. In such case, the shareholder will be billed for the cost. ALL hazardous waste materials, including kitty litter, must be disposed of at any Orange County Approved Hazardous Waste Site. The carport floor space may NOT be used as a storage area, whether free-standing or in any type of container. Boats or trailers of any size or kind may not be parked in the carport. Any damage to the carport is the responsibility of the assigned shareholder, not any renter of a carport. Only a Bicycle, Tricycle, folding shopping cart, ladder or blue 55-gallon water barrels may be stored under the cabinet in the Shareholder's assigned or rented space. At each inspection of the carports by the Mutual Board representative, a notice will be given to the shareholder whose carport is in violation of this policy. Improperly stored material must be removed within ten (10) days, or the material will be removed at the Shareholder's expense. In order to accommodate routine cleaning and property servicing, Shareholders may not store an inoperable vehicle in a carport space. Shareholders that park an electrical vehicle in Mutual Fourteen Carports, with the exception of golf carts, are required to have liability insurance in the amount of no less than one million dollars (\$1,000,000).

#### **6.20. Section 6.20 – Carport Assignments.**

Carport assignments are controlled by the share of Stock purchased by the Shareholder and a record of such assignments is kept in the Stock Transfer Office of GRF. Shareholders desiring to change carport assignments must negotiate the new arrangement on their own and obtain approval from the

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