

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
January 17, 2023
Meeting begins at 1:00 p.m.
Building 5 Conference Rm B and Zoom Video/Conference Call

TO ATTEND VIA ZOOM: Shareholders to contact his or her building director or any other director to request the dial-in/login information. The preferred means of contacting your building director to obtain dial-in/login information is by email. The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting his or her building director, or any director and requesting the call-in or login information.

TO PROVIDE COMMENTS DURING MEETING VIA ZOOM: Shareholders may participate in an Open Board meeting during the Shareholder open forum. In order to make a comment during the Shareholder open forum, the shareholder must (i) notify their building director of their intent to speak during Shareholder open forum, or (ii) submit their information, including their name, Unit Number, and telephone number, via e-mail to leemelodym14@yahoo.com, by no later than 4:00 p.m. on 01/16/23, the business day before the date of the meeting.

1. **CALL TO ORDER/ PLEDGE OF ALLEGIANCE**

(Per California Penal Code Section 632, there is no recording of these meetings)

2. **SHAREHOLDERS' COMMENTS**

Note: Foundation Shareholder/Members are permitted to make comments before the meeting business of the Board begins. The open Meeting Act allows Board of Directors to establish reasonable time limits for the open forum and for speakers to address the board. (Civil Code 4925(b).) Time limits, per speaker, are limited to:

- 3 - minute limit per speaker

3. **ROLL CALL**

4. **INTRODUCTION OF STAFF & GUESTS**

Mr. Meza, Building Inspector
Ms. Barua, Portfolio Specialist
Ms. Vasquez, Acting Portfolio Specialist
Ms. Equite, Assistant Portfolio Specialist

5. **APPROVAL OF MINUTES**

- a. Approval of Regular Meeting Minutes of December 20, 2022.

6. **BUILDING INSPECTOR'S REPORT**

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp. 3-4)

Mr. Meza

7. **SECRETARY / CORRESPONDENCE**

- a. Discuss shareholder's correspondence.

Ms. Simon

8. **PRESIDENT'S REPORT**

Mr. Melody

9. **VICE PRESIDENT'S REPORT**

Mr. Stefun

10. **CHIEF FINANCIAL OFFICER'S REPORT**

Ms. Rosenfeld

11. **CONSENT CALENDAR**

- a. Discuss and vote to authorize transfers of funds for Mutual 14 (p. 5)

12. **UNFINISHED BUSINESS**

- a. No unfinished business

13. **NEW BUSINESS**

- a. Approval of Monthly Finances (p. 6)
- b. Discuss and vote to amend Mutual Fourteen’s Rules & Regulations, Article III – Architectural Guidelines, Section 3.2 – GRF Permit for Building Alteration/Additions Fine Increase and Exhibit “D” Fine Schedule (pp. 7-11)
- c. Discuss and vote to approve Annual GCARP Agreement (General Counsel Attorney Retainer Program) (pp. 12-15)
- d. Discuss and vote to authorize Mutual Administration to mail out Opt-Out Notices to the mutual’s shareholders (pp. 16-17)
- e. Discuss and vote to approve 50-1644-4A Caregiver Pass Application (part-Time Health Care Provider) and 50-1644-4B Permitted Health Care Resident Application (Full-time Health Care Provider) (pp. 18-24)
- f. Discuss and vote to respectfully accept a Mutual Fourteen Board Member Resignation Letter (p. 25)
- g. Discuss and vote to appoint a Director to Mutual Fourteen Board of Directors (p. 26)
- h. Discuss and vote to appoint a M14 Director as Secretary (p. 27)
- i. Discuss and vote to amend Mutual Fourteen’s Rules & Regulations, Article II – Operating Rule Change, Section 2.6 – Health Care Providers (Permitted Health Care Residents/Caregivers) (pp. 28-32)

STAFF BREAK BY 3:00 P.M.

14. PORTFOLIO SPECIALIST REPORT

Ms. Vasquez

15. **COMMITTEE REPORTS**

- a. Physical Property Committee Report Mr. Stefun
- b. Landscape Committee Report Mr. Nevin
- c. Emergency Information Report Ms. Shaddow
- d. Parking Report Ms. Shaddow
- e. Caregivers Committee Report Ms. Simon
- f. Pet Committee Report Ms. Simon

16. GRF GENERAL PROJECT UPDATES

17. DIRECTORS’ COMMENTS

18. ANNOUNCEMENTS

- a. **NEXT BOARD MEETING:** Tuesday, February 21, 2023 at 1:00 p.m. in Conference Rm B and via Zoom Video/Conference Call
- b. **M14 NEWS:** Shareholders interested in receiving the Larry Lowman Memorial Newsletter, published by Jack Faucett, please add your name to his list by e- mailing him @ larrylmemorial@gmail.com

19. ADJOURNMENT

20. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 4:00 P.M.

INSPECTOR MONTHLY MUTUAL REPORT

| | |
|---|-----------------------------|
| MUTUAL: (14) Fourteen | INSPECTOR: Mike Meza |
| MUTUAL BOARD MEETING DATE: January, 2023 | |

PERMIT ACTIVITY

| UNIT # | DESCRIPTION OF WORK | GRF/CITY PERMIT | PERMIT ISSUE | COMP. DATE | CHANGE ORDER | RECENT INSPECTION | CONTRACTOR |
|--------|---------------------|-----------------|--------------|------------|--------------|------------------------|----------------------|
| 02-D | CART PAD AND WALK | GRF | 12/01/22 | 02/01/23 | NONE | | J&J LANDSCAPING |
| 02-F | FLOORING | GRF | 12/30/22 | 01/30/23 | NONE | | KARY'S CARPETS |
| 14-A | PATIO | GRF | 01/01/23 | 03/01/23 | NONE | | VICKERS CONSTRUCTION |
| 19-F | UNIT REMODEL | BOTH | 04/01/22 | 01/30/23 | Yes | BROWN COAT 10/24/22 | GRECO |
| 23-C | FLOORING | GRF | 01/01/23 | 02/01/23 | NONE | | KARY'S CARPETS |
| 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 |
| 30-H | ABATEMENT | GRF | 01/30/23 | 02/01/23 | NONE | | BERGKVIST |
| 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 |
| 50-D | CENTRAL AIR SYSTEM | BOTH | 12/21/23 | 03/21/23 | NONE | | GREENWOOD |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

ESCROW ACTIVITY

| Unit # | NMI | PLI | NBO | FI | FCOEI | ROF | ACTIVE, CLOSING, CLOSED, NMI |
|--------|-----|----------|-----|----|-------|-----|------------------------------|
| | | | | | | | 8 0 0 0 |
| 2-F | | 11/02/22 | | | | | |
| 13-E | | 11/16/22 | | | | | |
| 17-B | | 01/06/23 | | | | | |
| 19-H | | 07/27/22 | | | | | |
| 23-F | | 10/26/22 | | | | | |
| 24-B | | 01/06/23 | | | | | |
| 24-E | | 08/25/22 | | | | | |
| 32-H | | 09/02/22 | | | | | |
| 33-B | | 12/27/22 | | | | | |
| 53-E | | 12/27/22 | | | | | |

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 71 Electrical panels completed |

SPECIAL PROJECTS/ REQUEST

| Contractor | Discription of Work |
|------------|---------------------|
| | |
| | |
| | |

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: **(14) Fourteen**

INSPECTOR: **Mike Meza**

MUTUAL BOARD MEETING DATE: **January, 2023**

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

SHAREHOLDER AND MUTUAL REQUEST

| | |
|---|---|
| 05-I Inspect panel | Inspect mutual sidewalks |
| 02-A Leak near kitchen skylight | Empty unit inspection |
| 18-F No hot water | Post units for electrical panel installation |
| 13-L HVAC issues | Open doors for contractor (electrical panels) |
| 31-H Termite inspection | Leak near building 17 |
| 24-B Rodent activity | Inspect fire avert installation |
| 30-B Bath heater not workinh | |
| 19-K Bath heater not working | |
| 19-K Light not working in bedroom and kitchen | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE TRANSFERS OF FUNDS FOR MUTUAL FOURTEEN (CONSENT CALENDAR, ITEM A)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

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

| Transfer/ Invoice Date | Amount | Originating/Destination Accounts or Payee |
|------------------------------|--------------|---|
| 12/17/2022 | \$10,394.00 | Invoice # 12-17-22-14 Check # 11554 – J & J Landscaping |
| 12/22/2022 | \$33,195.50 | US Bank Checking to US Bank Restricted Money Mkt. |
| 01/05/2023 | \$118,886.75 | US Bank Checking to GRF – US Bank Checking |
| 01/05/2023 | \$166,649.93 | ACH – Direct Debit from Multiple Shareholders to US Bank Checking |

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move 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 December 2022.

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND MUTUAL FOURTEEN'S RULES & REGULATIONS, ARTICLE III – ARCHITECTURAL GUIDELINES, SECTION 3.2 – GRF PERMIT FOR BUILDING ALTERATION/ADDISTIONS FINE INCREASE AND EXHIBIT “D” FINE SCHEDULE (NEW BUSINESS, ITEM B)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move to propose a rule change by amending Article III – Architectural Guidelines, Section 3.2 – GRF Permit for Building Alterations/Additions Fine Increase and exhibit “D” Fine Schedule of the Rules & Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

659 Service Maintenance personnel are normally dispatched the day following
660 the request, except that for emergency services, which are responded to as
661 soon as personnel is available. Examples of emergency services are: (1)
662 plumbing stoppages; (2) water line breaks; (3) and electrical outages.
663 Service Maintenance personnel are bonded and entry into an apartment
664 with a passkey can result in quicker and less costly service. Shareholders
665 should authorize passkey entry into their Unit for maximum service.

666 The Mutual requests that Shareholders do not make arrangements directly
667 with the individual servicemen with whom they come into contact with. The
668 Mutual requests that Shareholders do not contact the Service Maintenance
669 Superior directly, unless it is absolutely necessary; thus, ensuring the most
670 efficient and effective service.

671 Should the Shareholder request an appointment for repair from the Service
672 Maintenance department and cancel or fail to use such appointment, the
673 Shareholder will be charged the current hourly charge for such cancelled or
674 unused appointments.

675

676 **3. ARTICLE III – ARCHITECTURAL GUIDELINES**

677

678 **3.1. Section 3.1 – Contractor’s License.**

679 No Shareholder shall hire any unlicensed individual to perform repairs,
680 alterations and/or other such work in or to the Shareholder’s Unit.

681

682 **3.2. Section 3.2 – GRF Permit for Building Alterations/Additions.**

683 In order to conduct any construction for the alterations and/or additions in the
684 Shareholder’s Unit within the Mutual buildings, the Shareholder or contractor
685 shall submit an application for issuance of a building permit to the Physical
686 Property Department and obtain a GRF Permit for the alterations and/or
687 additions. The Shareholder must provide the Physical Property Department
688 with a written, signed proposal and contract between the Shareholder and
689 the contractor performing the work, which describes the work to be done by
690 the contractor, the fees to be paid, and the commencement and completion
691 dates of the work. Such contract must be in the form of the appropriate
692 Standard Form Contract provided by GRF and must be properly completed
693 and signed by the Shareholder and contractor proposing to do the work.

694 The Standard Form Contract will contain a per day penalty for every calendar
695 day that exceeds the completion date set forth in the Contract. Said penalty
696 to be paid by the Contractor to the Shareholder. The Mutual Board, or its
697 designee, may make an exception to the completion date and award an
698 extension to the contractor without penalty due to unforeseen delays or
699 problems. **“Should the shareholder commence work without the permits,
700 the shareholder will be fined \$1,000 and any alterations that are not
701 approved may be removed at the shareholders expense.”**

(Oct 2022)

702 Mutual requires the signature of the Mutual President or any designated
703 Director on any building permit, building plans, and change orders issued for
704 Unit remodeling and approved by GRF.

705 No Shareholder shall make any structural alterations in the Unit or Mutual
706 premises, or in the water, electrical conduits, plumbing or other fixtures
707 connected therewith, or remove any additions, improvements or fixtures from
708 the Unit or Mutual premises, without the prior written consent of the Mutual
709 and GRF. Detailed plans for a patio must be submitted to the GRF Building
710 Inspector at least three (3) weeks prior to a Board meeting and a building
711 permit must be obtained.

712 Contractors engaged in performing interior or exterior remodeling or installing
713 or removing appliances associated with such work will be permitted to do so
714 only between the hours of 8 a.m. and 5 p.m. Work will be permitted on
715 Saturday if the work does not create noise. Work will not be permitted on
716 Sunday or holidays.

717
718 **3.3. Section 3.3 – Mutual not Responsible for Damage.**

719 The Mutual is not responsible to any Shareholder, or any successor
720 Shareholder, for any damage to any Unit with permitted upgrades,
721 regardless of date of installation or cause of damage or failure.

722
723 **3.4. Section 3.4 – Installation of Showers/Bathtubs.**

724 Shareholders may install a bathtub within the Shareholder's Unit at the
725 Shareholder's own expense, so long as the bathtub meets the requirements
726 set forth in this section. The bathtub must have a minimum inside width of
727 nineteen (19) inches. A Shareholder may install a shower door (piano hinge)
728 within the Shareholder's Unit, when shower cut downs are performed in the
729 Shareholder's Unit, at the Shareholder's own expense.

730
731 **3.5. Section 3.5 – Skylights.**

732 Subject to the approval requirements contained herein, a Shareholder may
733 install a skylight over specified locations in the existing roof structure of the
734 Shareholder's Unit, at the expense of the Shareholder. The Shareholder and
735 contractor must utilize the Standard Form Contract prepared by the Physical
736 Property Department. The construction must conform to the plans and
737 specifications approved by the GRF and Mutual Board. The Shareholder
738 must obtain a building permit from the City of Seal Beach, California and the
739 GRF. All skylights must be maintained by the Shareholder. Installation or
740 replacement must observe all current roofing specifications.

741
742 **3.6. Section 3.6 – Microwave Ovens.**

743 A Shareholder may install a microwave in the kitchen of the Shareholder's
744 Unit, at the Shareholder's own expense, in place of the stove hood. The

(Oct 2022)

4279
4280
4281
4282
4283
4284
4285
4286
4287
4288
4289
4290
4291
4292
4293
4294
4295
4296
4297
4298
4299
4300
4301
4302
4303
4304
4305
4306
4307
4308
4309
4310
4311
4312
4313
4314
4315
4316
4317
4318
4319
4320
4321
4322

33. Dwarf Citrus Trees (Citrus SPP)

EXHIBIT "C"
Non-Approved Plants

1. Asparagus Fern (Myer's Asparagus) Asparagus densiflorus, 'Myers' Cactus (Large) Cactus spp.
2. Ivy (Hedera helix)
3. Wild Mint (Mentha arvensis)
4. Citrus of any kind (Citrus spp.) Except Dwarf Citrus Trees
5. Spiderwort (Tradescantia virginiana)
6. Bamboo (Bambusa vulgaris)
7. Fruit of any kind Trees of any kind vegetables. Except Dwarf Citrus Trees
8. Ficus (Ficus spp.)
9. Palms
10. Elephant Ears Colocasia esculenta
11. Firestick Plant Euphorbia tirucalli Plastic Plants & Flowers
12. Split Leaf Philodendron (Jade)

EXHIBIT "D"
FINE SCHEDULE

Including, but not limited to property alterations and/or improvements made without approval, repair and upkeep of property, unauthorized signs, and all other violations of the Mutual's Governing Documents, except as otherwise set forth herein, may be assessed a monetary penalty in the following amounts:

(Oct 2022)

| Violation | 1st Offense | 2nd and each subsequent and/or continuation of offense |
|--|--|---|
| Residency/occupancy violations (e.g. unauthorized occupants, guests residing longer than permitted) | Notice to Comply in 48 hours | Notice and hearing and fine of up to \$500 and up to \$100 per/day for each additional day of non-compliance, for a maximum of 20 days |
| Violation of Roof & Attic Access <u>and Non-Permitted Alterations</u> | Notice and hearing and up to \$1,000 and removal of unauthorized installation if non-compliant equipment <u>and alterations, if applicable, at the shareholders expense</u> | |
| Violation of Mutual Occupancy Agreement & all other Rules & Regulations | Written warning | Notice and hearing and fine of up to \$100 and up to \$100 per/day for each additional day of non-compliance, for a maximum of 20 days |
| Violation of Leasing Rules | Notice and hearing and fine up to \$2,500.00 | Notice and hearing and fine up to \$5,000.00 |
| Violation of Leasing Rules – Lease for less than Thirty Days (Short-Term Rental) | Notice and hearing and fine of up to \$5,000.00 | Notice and hearing and fine of \$2,500.00 to \$7,500.00 |

**EXHIBIT “E”
RULES ON ELECTRIC VEHICLE CHARGING STATIONS**

1. Introduction

The Seal Beach Mutual No. Fourteen (“Mutual”) recognizes the benefits that electric vehicles have on the environment, promotes, and encourages the use of electric vehicle charging stations (“Charging Stations”) within the Community, and is committed to working with Shareholders¹ interested in installing a Charging Station.

The Mutual’s Board of Directors (“Board”) recognizes that in order to fulfill its responsibilities, it must impose reasonable restrictions on installations of Charging Stations. Therefore, the Mutual has adopted these Rules on Electric Vehicle Charging Stations (“EV Rules”), which places reasonable restrictions that do not

4323
4324
4325
4326
4327
4328
4329
4330
4331
4332
4333
4334
4335
4336
4337
4338

(Oct 2022)

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE ANNUAL GCARP AGREEMENT (GENERAL COUNSEL ATTORNEY RETAINER PROGRAM) (NEW BUSINESS, ITEM C)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move to approve the GCARP (General Counsel Attorney Retainer Program) with Roseman & Associates, effective immediately, at a cost not to exceed \$500 per year, and authorize the Mutual President to sign the necessary documentation.

December 27, 2022

File No.: sea022618.001

VIA ELECTRONIC COMMUNICATION

jodi@lwsb.com

Board of Directors
Seal Beach Mutual No. Fourteen
c/o Jodi Hopkins
PO Box 3519
Seal Beach, CA 90740

Re: Seal Beach Mutual No. Fourteen – Renewal of General Counsel Annual Retainer Program

Dear Board of Directors:

Thank you for the opportunity to provide Seal Beach Mutual No. Fourteen, with legal services this past year. Our firm considers it a privilege to serve the association. We would like to take this opportunity to remind you that your annual retainer due date is approaching. A reinstating amount of \$500.00 will be due on February 26, 2023. The annual retainer will be reinstated upon payment of \$500.00, for the Association to continue to receive services at a reduced hourly rate of \$295.00. Should we fail to receive the annual retainer amount of \$500.00 on or before February 26, 2023, all invoicing for legal services dated after February 26, 2023, will be billed at the following rates: managing partner Steven Roseman, Esq. is \$395.00 per hour, partners Sean Allen, Esq. and Jacqueline Pagano Esq., and Allison Andersen, Esq. are \$375.00 per hour, and the rate for all other attorneys in our firm is \$350.00. The paralegal hourly rate is \$145.00, and the legal assistant hourly rate is \$125.00.

With the annual retainer program, our firm offers a fiduciary duty seminar for all boards of directors at no cost to the association. Once your annual election is complete, please contact our office to schedule the seminar.

Designed to assist board of directors and homeowner associations when preparing their annual budget, the GCAR Program offers associations an opportunity to manage their legal costs.

For an annual retainer fee of \$500.00, the GCAR Program includes the following:

- a. Attend one (1) annual election meeting choice (includes legal seminar regarding fiduciary duties of the board at the meeting) or client meeting of the Client's choice;
- b. Unlimited free telephone conversations with Attorney at no charge to the association. This service does not include research or review time for specific issues or review, drafting, and responding to written communication, documents or emails or conference calls with a quorum of the board;
- c. Reduced hourly rate of \$295.00 for all other services provided by Attorney¹;

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

ROSEMAN LAW, APC



TERESA AGNEW
CHIEF OPERATING OFFICER

THE PARTIES HAVE READ AND UNDERSTAND THE FOREGOING TERMS AND AGREE TO THEM AS OF THE DATE ATTORNEY FIRST PROVIDED SERVICES.

ACKNOWLEDGED AND AGREED:

By: _____
Title: _____

SEAL BEACH MUTUAL NO. FOURTEEN

Dated: _____

¹ For existing Clients, the Reduced Fee Services shall take effect upon receipt of this signed Agreement and the Retainer Fee by Attorney, and shall also apply to existing Matters, provided any overdue invoices are paid in full. The non-refundable amount must be paid in full on execution of this Agreement.

Roseman Law, APC

21650 Oxnard Street, Suite # 2000
Woodland Hills, CA 91367



INVOICE

Invoice # 131409
Date: 12/27/2022

Seal Beach Mutual No. Fourteen
c/o Jodi Hopkins
P.O. Box 3519
Seal Beach , CA 90740

sea022618.001 - Seal Beach Mutual No. Fourteen

| Date | Description | Quantity | Rate | Total |
|------------|-----------------------------------|----------|-----------------|-----------------|
| 12/27/2022 | General Counsel - Annual Retainer | 1.00 | \$500.00 | \$500.00 |
| | | | Subtotal | \$500.00 |
| | | | Total | \$500.00 |

Please make all amounts payable to: Roseman Law, APC. If you have any questions, or would like to pay via credit card or wire transfer, please contact Carmen Menendez at Menendez@Roseman.Law or call (818) 380-6700

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE MUTUAL ADMINISTRATION TO MAIL OUT OPT-OUT NOTICES TO THE MUTUAL'S SHAREHOLDERS (NEW BUSINESS, ITEM D)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move to authorize Mutual Administration to mail out an Opt-Out Notice to Mutual 14 shareholders, allowing the shareholder to remove their name, property address, mailing address, and/or email address from the membership list, per Civil Code §5220 Membership List Opt-Out.

Mutual Corporation No. Fourteen

Opt-Out Notice

A member may request that the Association provide him or her with a copy of the membership list(s), including the names, property address, mailing address and, as of January 1, 2020, the email address, of each member. The member's request must be in writing and must set forth the purpose for which the list(s) is requested, which purpose must be reasonably related to the requester's interests as a member of the Association. The Association will be obligated to provide the member with a copy of such membership list(s) unless it reasonably believes that the member will use the information for another purpose. **NOTE: If filed in previous years, you are not required to submit this notice again.**

Pursuant to Civil Code § 5220, a member can "opt out" of having his or her name and address(es) included on a membership list(s) which must be distributed to members upon request. If you would like to "opt out" of having your name and/or address(es) included on a membership list(s), please complete the following form and return by mail:

Mutual Administration
PO Box 2069, Seal Beach, CA 90740

OR

In-Person to
Stock Transfer
Administration Building A, Mail Drop-Box

Email to
MutualSecretaries@lwsb.com

To Whom It May Concern,

Please **REMOVE** the following information related to my Mutual _____ and Unit _____ from the Mutual's membership list in accordance with Civil Code § 5220 until further written notice from me:

(Check all that are applicable)

- Name
- Property Address
- Mailing Address
- Email Address

Date: _____

Print Name: _____

Signature: _____

Unit Address: _____

P. O. Box 2069, Seal Beach, California 90740 (562) 431-6586

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE 50-1644-4A CAREGIVER PASS APPLICATION (PART-TIME HEALTH CARE PROVIDER) AND 50-1644-4B PERMITTED HEALTH CARE RESIDENT APPLICATION (FULL-TIME HEALTH CARE PROVIDER) (NEW BUSINESS, ITEM E)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move to approve 50-1644-4A Caregiver Pass Application (Part-Time Health Care Provider) and 50-1644-4B Permitted Health Care Resident Application (Full-Time Health Care Provider) for Mutual Fourteen to be implemented in the Stock Transfer Office.

Caregiver Pass Application Part-Time Health Care Providers

Per Rules and Regulations

Valid Identification Card or Driver’s License
*Mutual 14 Caregivers **must** have a valid driver’s license if driving a vehicle in Leisure World.*

Written Verification of Physician
Mutual 14 Caregivers may provide written verification from a physician.

Auto Insurance
Mutual 14 Caregivers may provide proof of current auto insurance.

City of Seal Beach Business License
*Mutual 14 **recommends** that a Caregiver hold a Seal Beach Business License.*

Mutual/Unit #: _____ Date: _____

Authorized Resident Name: _____

Caregiver’s Name: _____

| | | |
|--------------------|------------------------------|-----------------------------|
| New Applicant: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Part Time: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Hospice care: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Evenings/Weekends: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

| | | |
|---------------------|------------------------------|-----------------------------|
| Agency Employed: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Name of Agency: | _____ | |
| Agency Telephone #: | (_____) | |
| Agency Address: | _____ | |

| | | |
|--------------------------------------|------------------------------|-----------------------------|
| Family Member: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Relationship to Authorized Resident: | _____ | |

| | | |
|----------------|------------------------------|-----------------------------|
| Self-Employed: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|----------------|------------------------------|-----------------------------|

*The undersigned acknowledges that the approval of a Caregiver Pass by the Mutual does not constitute approval of the Caregiver, nor does it represent any direct or indirect liability on behalf of the Mutual and/or the Golden Rain Foundation (GRF) for any actions by said Caregiver approved for a pass. **FURTHER: I, Caregiver, have read and received a copy of the Caregiver Disclosure and agree to wear the badge and pass at all times while in this community.***

Authorized Resident Signature

Caregiver’s Signature

Must be renewed EVERY January and June.

.....
FOR STOCK TRANSFER OFFICE USE ONLY

Pass Expires: _____

Person Receiving Pass: _____

Pass Issued By: _____

Caregiver Pass Application Part-Time Health Care Providers

Stock Transfer Office

Confidential Information

Caregiver's Information

| | | |
|---------------------------------------|-------------------------------|---|
| <u>First Name</u> | <u>Middle Initial</u> | <u>Last Name</u> |
| <u>Current Living Address</u> | | Male <input type="checkbox"/> Female <input type="checkbox"/> Decline to State <input type="checkbox"/> |
| <u>Contact Telephone #</u> | <u>Cell Phone #</u> | |

Caregiver's Information

| | |
|----------------------------|------------------------------------|
| Vehicle Year, Make & Model | |
| Vehicle Color | |
| Vehicle License No. | |
| Vehicle Insurance Company | Company: _____ Telephone: _____ |

Caregiver Disclosure

Part-Time Health Care Providers

Licensing Requirements:

- The Mutual recommends that all Caregivers in Mutual 14 have a valid City of Seal Beach Business License or work for an agency with a valid City of Seal Beach Business License, per City of Seal Beach Ordinance 1435.

Caregiver Pass & Badge:

- Pass and Badge must be always worn by Caregiver in clear sight.
- Pass must be renewed every (6) months.
- Pass and/or Badge shall not be transferred or lent to anyone.

Use of Laundry Facilities:

- Caregivers must comply with all provisions set forth in Article 2, Section 2.6 – Health Care Providers (Caregivers) in Mutual 14 Rules and Regulations.
- Caregiver may use laundry facilities for Qualifying Resident's laundry only.
- Washers and dryers are to be cleaned after every use. Only two washers and dryers may be used at a time. Washed items are not allowed to be hung on patios.
- Washed items may not be hung on apartment patios.
- **IMPORTANT!** No items soiled with human waste may be placed in washers. Items with human waste must be thrown away in the trash bins by the carports and not disposed of in the Laundry Room.

General Requirements:

- Caregivers must comply with all requirements set forth in the Governing Documents of the Mutual, including without limitation, all requirements set forth in the Qualifying Resident's Occupancy Agreement, the Bylaws, the Rules and Regulations and any Policies of the Mutual.
- Caregivers shall cease any disruptive noise between the hours of 10:00 p.m. to 8:00 a.m. This includes, without limitation, no loud radios, music or other sounds, or television.
- Caregivers shall always respect the right to peaceful possession of other Shareholders and Qualifying Residents in the Mutual.
- Caregivers may not bring family members, pets, or friends into Leisure World.
- Caregivers are not permitted to use the Mutual and/or GRF facilities for personal use.
- Caregivers must comply with and assist the Qualifying Resident they are providing care for to comply with all Mutual Governing Documents.
- Caregivers must comply with and assist their shareholder/employer with all Mutual policies.
- Caregivers must comply with all Leisure World traffic regulations.

General Vehicle:

- Caregivers must provide a government-issued Photo I.D. (i.e. California Driver's License)

Return this form to the Stock Transfer Office.

If you require additional forms, contact Stock Transfer at (562) 431-6586, ext. 339, 346, 347, 348 or 400.

Golden Rain Foundation Seal Beach, California

Permitted Health Care Resident (PHCR) Pass Application Full-Time Health Care Providers

Per Rules and Regulations

Valid Identification Card or Driver's License
*Mutual 14 Permitted Health Care Resident **must** have a valid driver's license if driving a vehicle in Leisure World.*

Written Verification of Physician regarding Care Provided to Qualifying Resident
*Mutual 14 Permitted Health Care Resident **must** present written verification from a physician, stating that live-in, long-term or terminal health care, and such care shall be substantial in nature and provide assistance with necessary daily activities or medical treatment, or both, is necessary for the Qualifying Resident. The written verification from a physician must be on the physician's original letterhead or a prescription pad and must be an original document. The requirement to obtain written verification from a physician does not apply to a Qualifying Resident that requires part-time care, and Form 50-1644-4A should be completed instead.*

Auto Insurance
Mutual 14 Permitted Health Care Resident may provide proof of current auto insurance.

City of Seal Beach Business License
*Mutual 14 **recommends** that a Permitted Health Care Resident hold a Seal Beach Business License.*

Mutual/Unit #: _____ Date: _____

Authorized Resident Name: _____

Permitted Health Care Resident's Name: _____

| | | |
|--------------------|------------------------------|-----------------------------|
| New Applicant: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Hospice care: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Full Time: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Evenings/Weekends: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Live-in care: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

| | | |
|---------------------|------------------------------|-----------------------------|
| Agency Employed: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Name of Agency: | _____ | |
| Agency Telephone #: | (_____) _____ | |
| Agency Address: | _____ | |

| | | |
|--------------------------------------|------------------------------|-----------------------------|
| Family Member: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Relationship to Authorized Resident: | _____ | |

| | | |
|----------------|------------------------------|-----------------------------|
| Self-Employed: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|----------------|------------------------------|-----------------------------|

*The undersigned acknowledges that the approval of a Permitted Health Care Resident Pass by the Mutual does not constitute approval of the Permitted Health Care Resident, nor does it represent any direct or indirect liability on behalf of the Mutual or the Golden Rain Foundation (GRF) for any actions by said Permitted Health Care Resident approved for a pass. **FURTHER: I, Permitted Health Care Resident, have read and received a copy of the Permitted Health Care Resident Disclosure and agree to wear the badge and pass at all times while in this Mutual community.***

Qualifying Resident Signature

Permitted Health Care Resident's Signature

Must be renewed EVERY January and June.

.....
FOR STOCK TRANSFER OFFICE USE ONLY

Pass Expires: _____ Person Receiving Pass: _____
Pass Issued By: _____

Permitted Health Care Resident Pass Application Full-Time Health Care Providers

Stock Transfer Office

Confidential Information

Permitted Health Care Resident's Information

| | | |
|-------------------------------|-----------------------|---|
| <u>First Name</u> | <u>Middle Initial</u> | <u>Last Name</u> |
| <u>Current Living Address</u> | | Male <input type="checkbox"/> Female <input type="checkbox"/> Decline to State <input type="checkbox"/> |
| <u>Contact Telephone #</u> | <u>Cell Phone #</u> | |

Permitted Health Care Resident's Information

| | |
|----------------------------|------------------------------------|
| Vehicle Year, Make & Model | |
| Vehicle Color | |
| Vehicle License No. | |
| Vehicle Insurance Company | Company: _____ Telephone: _____ |

Permitted Health Care Resident Disclosure

Full-Time Health Care Providers

Licensing Requirements:

- The Mutual recommends that all Permitted Health Care Residents in Mutual 14 have a valid City of Seal Beach Business License or work for an agency with a valid City of Seal Beach Business License, per City of Seal Beach Ordinance 1435.

Permitted Health Care Resident Pass & Badge:

- Pass and Badge must be always worn by Full-Time Health Care Provider in clear sight.
- Pass must be renewed every (6) months.
- Pass and/or Badge shall not be transferred or lent to anyone.

Use of Laundry Facilities:

- Permitted Health Care Residents must comply with all provisions set forth in Article 2, Section 2.6 – Health Care Providers (Caregivers) in Mutual 14 Rules and Regulations.
- Permitted Health Care Residents who are 24-hour live-ins may use washers and dryers for personal use.
- Washers and dryers are to be cleaned after every use. Only two washers and dryers may be used at a time.
- Washed items may not be hung on apartment patios.
- **IMPORTANT!** No items soiled with human waste may be placed in washers. Items with human waste must be thrown away in the trash bins by the carports and not disposed of in the Laundry Room.

General Requirements:

- Permitted Health Care Residents must comply with all requirements set forth in the Governing Documents of the Mutual, including without limitation, all requirements set forth in the Qualifying Resident's Occupancy Agreement, the Bylaws, the Rules and Regulations and any Policies of the Mutual.
 - There are limitations on the Permitted Health Care Resident's occupancy during a hospitalization or prolonged absence of the Qualifying Resident. Considerations may be made upon written request to the Mutual Fourteen Board if the Qualifying Resident will return within a period of time not to exceed an additional 90 days. California Civil Code § 51.3.
 - Permitted Health Care Residents is not entitled to continue occupancy, residency, or use of the dwelling unit upon the death of Qualifying Resident. California Civil Code § 51.3
- Permitted Health Care Residents shall cease any disruptive noise between the hours of 10:00 p.m. to 8:00 a.m. This includes, without limitation, no loud radios, music or other sounds, or television.
- Permitted Health Care Residents shall always respect the right to peaceful possession of other Shareholders and Qualifying Residents in the Mutual.
- Permitted Health Care Residents may not bring family members, pets, or friends into Leisure World.
- Permitted Health Care Residents are not permitted to use the Mutual and/or GRF facilities for personal use.
- Permitted Health Care Residents must comply with and assist the Qualifying Resident they are providing care for to comply with all Mutual policies.
- Permitted Health Care Residents must comply with all Leisure World traffic regulations.

General Vehicle:

- Permitted Health Care Residents must provide a government-issued Photo I.D. (i.e. California Driver's License)

Return this form to the Stock Transfer Office.

If you require additional forms, contact Stock Transfer at (562) 431-6586, ext. 339, 346, 347, 348 or 400.

Golden Rain Foundation 24 Seal Beach, California

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RESPECTFULLY ACCEPT A MUTUAL FOURTEEN BOARD RESIGNATION LETTER (NEW BUSINESS, ITEM F)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move to respectfully accept the resignation of Susan Simon as Secretary and Director from the Mutual Fourteen Board of Directors.

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPOINT A NEW DIRECTOR (NEW BUSINESS, ITEM G)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move to appoint Maryann Moore as a Director to the Mutual 14 Board of Directors for the remaining 2022-2023 term in office.

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPOINT A DIRECTOR AS SECRETARY (NEW BUSINESS, ITEM H)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move to appoint Maryann Moore as Secretary to the Mutual 14 Board of Directors, effective immediately, for the remaining 2022-2023 term in office.

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND MUTUAL FOURTEEN'S RULES AND REGULATIONS, ARTICLE II – OPERATING RULE CHANGE, SECTION 2.6 – HEALTH CARE PROVIDERS (PERMITTED HEALTH CARE RESIDENTS/CAREGIVERS) (NEW BUSINESS, ITEM I)
DATE: JANUARY 17, 2023
CC: MUTUAL FILE

I move to propose a rule change by amending Article II – Operating Rule Change, Section 2.6 – Health Care Providers (Permitted Health Care Residents/Caregivers) of the Rules & Regulations and approve 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

SEAL BEACH MUTUAL NO. FOURTEEN

Mutual Operations

AMEND Rules and Regulations

Section 2.6 – Health Care Providers (Permitted Health Care Residents/Caregivers)

[PROPOSED] OPERATING RULE CHANGE

HEALTH CARE PROVIDERS (PERMITTED HEALTH CARE RESIDENTS/CAREGIVERS)

The Board of Directors of Seal Beach Mutual No. Fourteen hereby proposes to amend the *Rules and Regulations* (“Rules”) of Seal Beach Mutual No. Fourteen as follows:

Article II, Section 2.6 of the Rules is hereby deleted in its entirety and replaced with the following:

Section 2.6 – Health Care Providers (Permitted Health Care Residents/Caregivers).

Pursuant to California Civil Code Section 51.3, a Qualifying Resident shall be entitled to have a Permitted Health Care Resident, if the qualifications set forth in Civil Code Section 51.3 are met. The Mutual also allows Qualifying Resident’s to have a Caregiver, if the qualifications set forth in the Mutual’s Governing Documents are met. The following are the requirements that must be met by a Permitted Health Care Resident and/or a Caregiver to provide services to a Qualifying Resident.

2.6.1 Permitted Health Care Residents.

2.6.1.1 Definition. Pursuant to Civil Code Section 51.3, a Permitted Health Care Resident means a person hired to provide, or a family member of the Qualifying Resident providing, live-in, long-term, or terminal health care to a Qualifying Resident. The care provided by a Permitted Health Care Resident must be substantial in nature and must provide either assistance with necessary daily activities or medial treatment, or both. This person must be registered with GRF Stock Transfer.

2.6.1.2 Business License. The Mutual recommends that all Permitted Health Care Residents have a valid business license, issued by the City of Seal Beach and/or work for an agency with a valid business license, issued by the City of Seal Beach.

2.6.1.2.1 Exceptions to 2.6.1.2. A family member of a Qualifying Resident, who is acting in the capacity of a Permitted Health Care Resident is exempt from possessing a business license but must apply and receive a Permitted Health Care Resident pass and badge.

2.6.1.3 Driver's License. Any Permitted Health Care Residents providing health care to a Qualifying Resident in Mutual Fourteen must have a valid driver's license if driving a vehicle into Leisure World.

2.6.1.4 Pass and Badge Requirements. All Permitted Health Care Residents (including family members without a business license) as an individual, or through an agency, must apply and receive a Permitted Health Care Resident pass and clear badge holder through the GRF Stock Transfer Office. The Pass must: (1) be renewed every six (6) months; (2) be worn in clear sight at all times; and (3) may not be transferred or lent to anyone.

2.6.1.5 Permitted Health Care Resident's Use of Laundry Facilities.

2.6.1.5.1 Permitted Health Care Residents who serve as 24-hour caregivers, and live within the Qualifying Resident's Unit, may use washers and dryers for their personal use, but may not use the washers and dryers for other family members or friends.

2.6.1.5.2 Permitted Health Care Residents who do not live within the Qualifying Resident's Unit shall not use the washers and dryers for personal use and may only use laundry facilities for Qualifying Resident's laundry. Permitted Health Care Residents who do not live within the Qualifying Resident's Unit who use Mutual laundry facilities for their personal or family use will be permanently banned from the Mutual.

2.6.1.6 Qualifying Resident's Requirements. In order to establish that a Qualifying Resident requires live-in, long-term or terminal health care that is substantial in nature, providing either assistance with necessary daily activities, medical treatment or both, as set forth in Civil Code Section 51.3, the Qualifying Resident must present written documentation from a physician, stating that the care described herein, as set forth in Civil Code Section 51.3, is necessary. The written documentation must be on the physician's original letterhead and must be an original document.

2.6.1.7 Permitted Health Care Resident Actions. A Permitted Health Care Resident, as an invitee of the Qualifying Resident, must act in compliance with the Governing Documents of the Mutual, including without limitation, the Occupancy Agreement, the

Bylaws, the Rules and Regulations and Policies of the Mutual at all times. Specifically, a Permitted Health Care Resident must cease any noise that could be considered disruptive (i.e. no loud televisions, radios, or talking, so as not to disturb the quiet enjoyment of other Qualifying Residents and Shareholders), between the hours of 10:00 p.m. and 8:00 a.m. Permitted Health Care Residents are not allowed to have guests or invitees, including without limitation, family members or friends, to the Unit or anywhere within the Mutual. Permitted Health Care Residents shall not bring any pets into the Mutual and/or Leisure World. Permitted Health Care Residents shall not utilize any Mutual and/or GRF community facilities.

2.6.1.8 Permitted Health Care Resident Parking. If a Qualifying Resident does not own a vehicle, the Qualifying Resident's Permitted Health Care Resident may use the carport space associated with the Qualifying Resident's Unit, for purposes of parking their own vehicle, only after obtaining a temporary parking permit through the GRF Stock Transfer Office. Such temporary parking permit must always be clearly displayed on dashboard of the Permitted Health Care Resident's vehicle.

2.6.2 Caregivers.

2.6.2.1 Definition. A Caregiver shall mean a non-shareholder hired or identified by a Qualifying Resident as providing part-time or full-time support or care for the Qualifying Resident. This person must be registered with GRF Stock Transfer. Caregivers are not permitted to reside in the Mutual unless they qualify as a Permitted Health Care Resident pursuant to Civil Code Section 51.3 or are otherwise qualified as Co-Occupant or Qualified Permanent Resident pursuant to the Mutual Governing Documents.

2.6.2.2 Business License. The Mutual recommends that all Caregivers have a valid business license, issued by the City of Seal Beach and/or work for an agency with a valid business license, issued by the City of Seal Beach.

2.6.2.3 Driver's License. Any Caregiver providing support or care to a Qualifying Resident in Mutual Fourteen must have a valid driver's license if driving a vehicle into Leisure World.

2.6.2.4 Pass and Badge Requirements. All Caregivers, as an individual, or through an agency, must apply and receive a Caregiver's pass and clear badge holder through the GRF Stock

Transfer Office. The Pass must: (1) be renewed every six (6) months; (2) be worn in clear sight at all times; and (3) may not be transferred or lent to anyone.

2.6.2.5 Caregiver’s Prohibited from using Laundry Facilities.

Caregivers shall not use the washers and dryers for personal use and may only use laundry facilities for Qualifying Resident’s laundry. Caregivers who use Mutual laundry facilities for their personal or family use will be permanently banned from the Mutual.

2.6.2.7 Caregiver Actions.

Caregivers, as an invitee or the Qualifying Resident, must act in compliance with the Governing Documents of the Mutual, including without limitation, the Occupancy Agreement, the Bylaws, the Rules and Regulations and Policies of the Mutual at all times. Specifically, a Caregiver must cease any noise that could be considered disruptive (i.e. no loud televisions, radios, or talking, so as not to disturb the quiet enjoyment of other Qualifying Residents and Shareholders), between the hours of 10:00 p.m. and 8:00 a.m. Caregivers are not allowed to have guests or invitees, including without limitation, family members or friends, to the Unit or anywhere within the Mutual. Caregivers shall not bring any pets into the Mutual and/or Leisure World. Caregivers shall not utilize any Mutual and/or GRF community facilities.

2.6.2.8 Caregiver Parking.

If a Qualifying Resident does not own a vehicle, the Qualifying Resident’s Caregiver may use the carport space associated with the Qualifying Resident’s Unit, for purposes of parking their own vehicle, only after obtaining a temporary parking permit through the GRF Stock Transfer Office. Such temporary parking permit must always be clearly displayed on dashboard of the Caregiver’s vehicle.

Proposed and Adopted: _____ 2023