

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
November 21, 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 mutualsecretaries@lwsb.com , by no later than 4:00 p.m. on 11/20/23, 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:

- 2 - minute limit per speaker

3. ROLL CALL

4. INTRODUCTION OF STAFF & GUESTS:

Mr. Melody, GRF Representative
Mr. Meza, Building Inspector
Ms. Equite, Portfolio Specialist

5. **APPROVAL OF MINUTES**

- a. Approval of Regular Meeting Minutes of October 17, 2023.

6. **BUILDING INSPECTOR'S REPORT**

Mr. Meza

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

- a. Discuss and vote to approve patio proposal for Unit 30B (pp. 5-7)
b. Discuss and vote to approve concrete slab proposal for Unit 15l (pp. 8-9)

7. SECRETARY / CORRESPONDENCE

Mr. Holbrook

- a. Discuss shareholder's correspondence.

8. PRESIDENT'S REPORT

Mr. Nevin

9. VICE PRESIDENT'S REPORT

Mr. Stefun

10. CHIEF FINANCIAL OFFICER'S REPORT

Ms. Rosenfeld

11. GRF GENERAL PROJECT UPDATES

Mr. Melody

12. **CONSENT CALENDAR**

- a. Discuss and vote to authorize transfers of funds for Mutual 14 (p. 10)

13. **UNFINISHED BUSINESS**

- a. No unfinished business.

14. **NEW BUSINESS**

- a. Approval of Monthly Finances (p. 11)
- b. Discuss and vote to cancel December Monthly meeting (p. 12)

STAFF BREAK BY 3:00 P.M.

15. PORTFOLIO SPECIALIST REPORT

Ms. Equite

16. **COMMITTEE REPORTS**

- a. Physical Property Committee Report
- b. Landscape Committee Report

Mr. Stefun
Mr. Nevin

17. DIRECTORS' COMMENTS

18. ANNOUNCEMENTS

- a. **NEXT BOARD MEETING:** Tuesday, **December 19, 2023** at 1:00 p.m. in Conference Room 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 at 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: November, 2023	

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
2-F	PATIO AND WALL	GRF	08/18/23	09/30/23	NONE	FINAL 11/01/2023	PERFORMANCE
2-F	UNIT REMODEL	BOTH	06/14/23	09/30/23	YES	FINAL 11/01/2023	PERFORMANCE
4-B	SHOWER CUT DOWN	BOTH	09/05/23	10/02/23	NONE		NUKOTE
4-D	HEAT PUMP	BOTH	08/08/23	11/08/23	NONE		GREENWOOD
5-I	WASHER AND DRYER	BOTH	09/15/23	10/30/23	NONE	FINAL 11/01/2023	JC KRESS
13-I	FLOORING	BOTH	07/05/23	09/30/23	NONE		M&M SKYLIGHTS
13-L	RETRO WINDOWS	BOTH	03/20/23	06/30/23	NONE		MP CONSTRUCTION
18-B	WASHER AND DRYER	BOTH	08/17/23	12/30/23	NONE		MP CONSTRUCTION
16-L	SHOWER CUT DOWN	BOTH	08/10/23	09/10/23	NONE	WAITING ON CONTRACTOR	NUKOTE
17-B	CEILING FAN	BOTH	06/28/23	07/28/23	NONE		OGAN CONSTRUCTION
17-B	SHOWER CUT DOWN	BOTH	09/12/23	10/12/23	NONE		NUKOTE
17-D	UNIT REMODEL	BOTH	06/10/23	10/12/23	NONE	DRYWALL 11/07/2023	LOS AL BUILDERS
18-B	ADDED 3/4 BATH	BOTH	08/17/23	12/30/23	NOINE		MP CONSTRUCTION
23-C	HEAT PUMP	BOTH	08/04/23	10/04/23	NONE	FINAL 11/14/2023	ALPINE
26-A	UNIT REMODEL	BOTH	03/29/23	05/31/23	NONE	FINALED	PNI CONSTRUCTION
28-K	RETRO WINDOWS	BOTH	07/01/23	12/01/23	NONE		RYDEN CONSTRUCTION
32-B	SHOWER REMODEL	BOTH	11/06/23	12/29/23	NONE		JOHN BERGKVIST
52-K	INSTALLING SKYLIGHT	GRF	07/17/23	08/25/23	NONE		MARCO CONSTRUCTION

ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED, NMI
							4 6 7 1
2-F		11/02/22	04/11/23	04/11/23	04/25/23	5/16/23	
13-D	01/27/2023						
13-E		11/16/22	06/09/23	06/09/23	06/15/23	09/06/23	
13-H		01/19/23	05/24/23	05/31/23	06/14/23		
17-B		01/06/23	01/25/23	01/30/23	02/13/23	03/14/23	
18-A		06/27/23	08/08/23	08/09/23	08/23/23	10/03/23	
19-H		07/27/22					
21-H		02/02/23	03/03/23	03/03/23	03/15/23	10/23/23	
23-F		10/26/22	04/19/23	04/20/23	05/04/23		
24-B		01/06/23					
24-E		08/25/22	03/14/23	03/21/23	04/04/23		
24-H		06/22/23	09/12/23	09/13/23	09/13/23	10/05/23	
27-H		04/03/23	07/14/23	07/18/23	08/01/23		
31-D		09/11/23					
32-H		09/02/22					
33-B		12/27/22	02/16/23	02/24/23	03/10/23		
53-E		12/27/23	02/08/23	02/16/23	03/03/23	03/16/23	
53-K		02/23/23	06/08/23	06/09/23	06/23/23	09/13/23	

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, 2026	Pest and rodent control services

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) Fourteen		INSPECTOR: Mike Meza
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MUTUAL BOARD MEETING DATE: November, 2023	
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FENN PEST CONTROL	2025	Bait station

SPECIAL PROJECTS/ REQUEST

Contractor	Discription of Work
14-30-B	New patio
14-15-I	Concrete slab in garden area
14-03-B	New Patio

SHAREHOLDER AND MUTUAL REQUEST

27-E Leak at patio	Inspect mutual sidewalks
33-J Lock up unit	
30-C Side by side toilet stoppage	
02-E Broken sink	
28-I Water leak in bathroom	
33-D Refrigerator issues	
50-G Bathfan issues	
52-K Bathfan issues	
03-D Talk to resident regarding patio	
02-F Electrical question in kitchen	
54-A Attic issues	
21-H Leak in kitchen	
18-A Inspect drain line under kitchen sink	

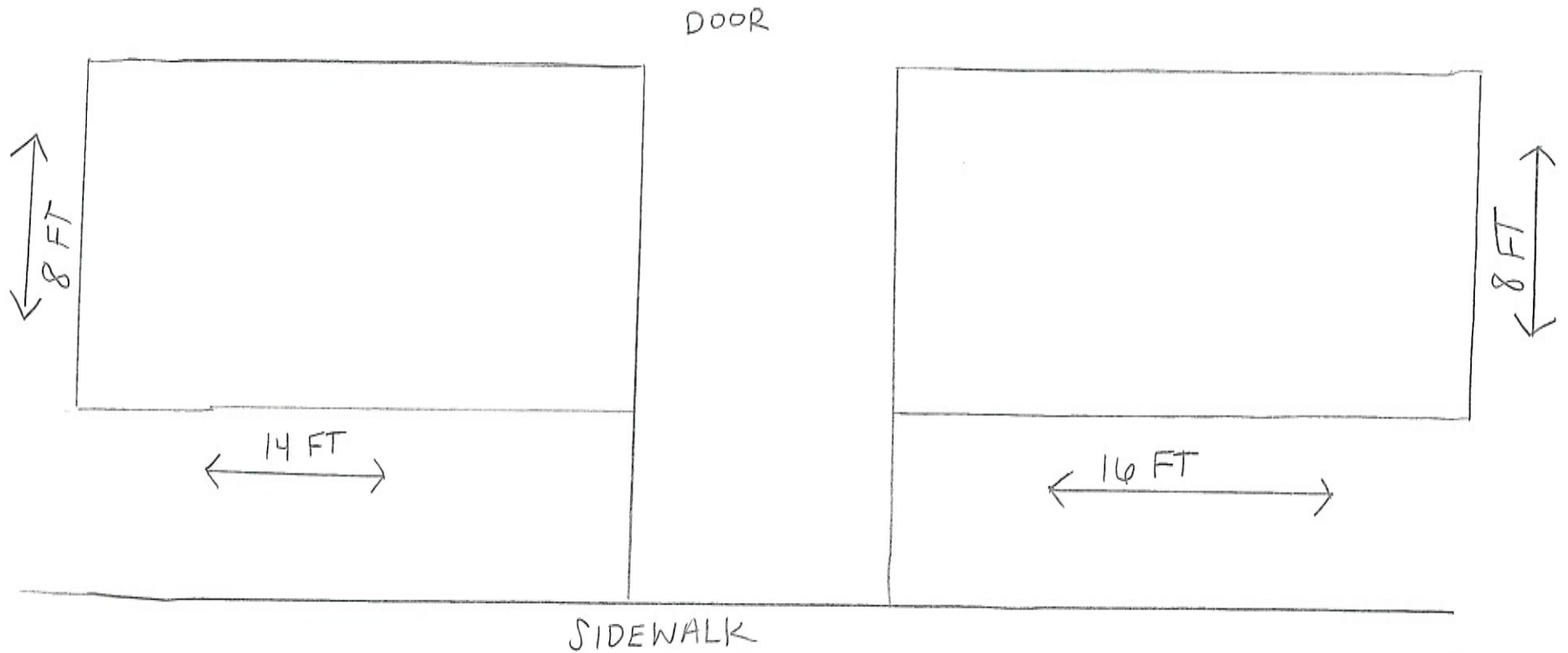
Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE PATIO PROPOSAL FOR UNIT 030-B
(BUILDING INSPECTOR, ITEM A)
DATE: NOVEMBER 21, 2023
CC: MUTUAL FILE

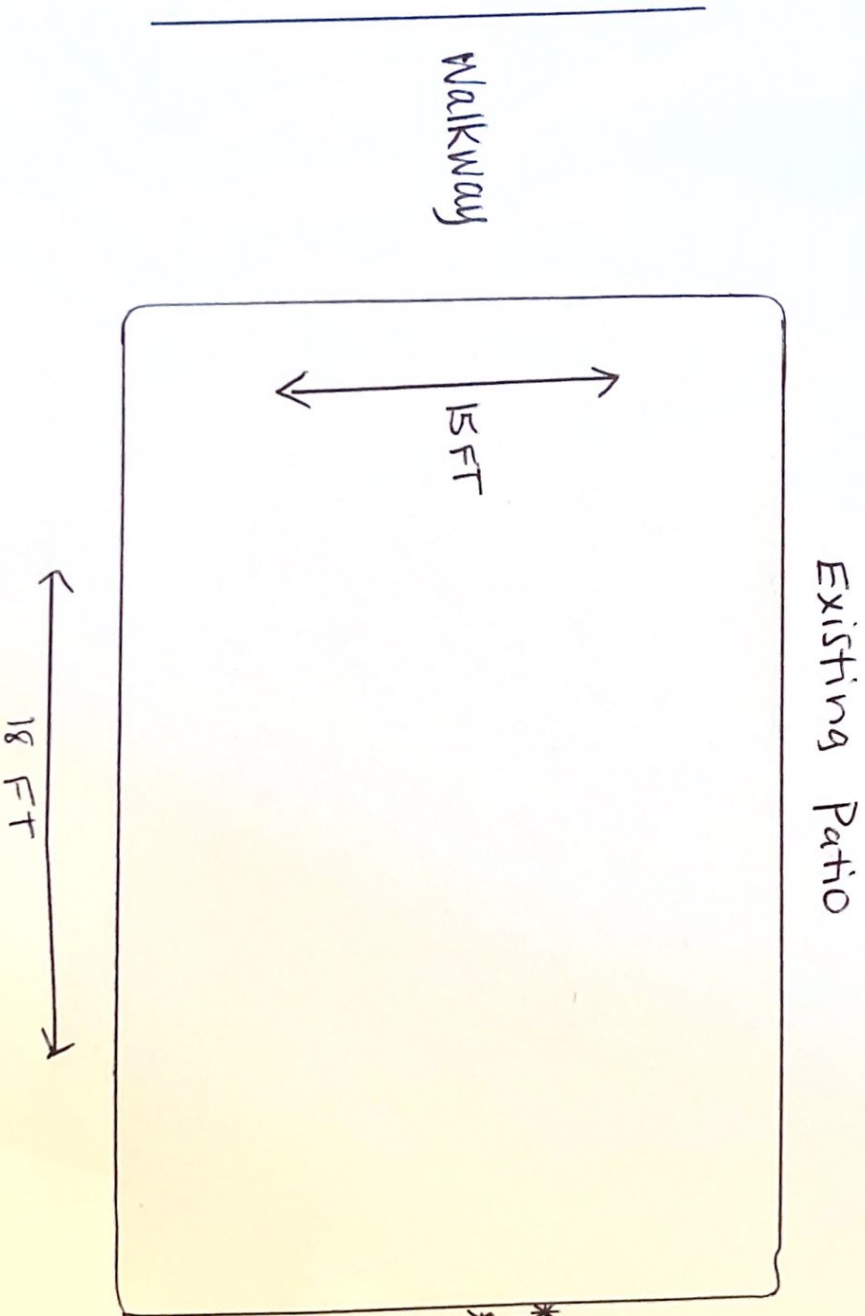
I move to approve the patio proposal for Unit 030-B, work to be done at the shareholder expense.

Dana
13560 Saint Andrews Drive #3B
Seal Beach, Ca
Mutual-14



26" wall w/cap
stucco finish
4" mow strip
21 set back
concrete broom finish
weed holes as needed.

Sean Burleson
1860 Sunningdale Rd #30B
Seal Beach, Ca
Mutual 14



- *Pour 15x18 FT New Slab of concrete
- *Build brick wall with Stucco finish, per Mutual 14 approved dimensions with 4" setback.
- *Client would like to build Pergola in patio to approved measurements.

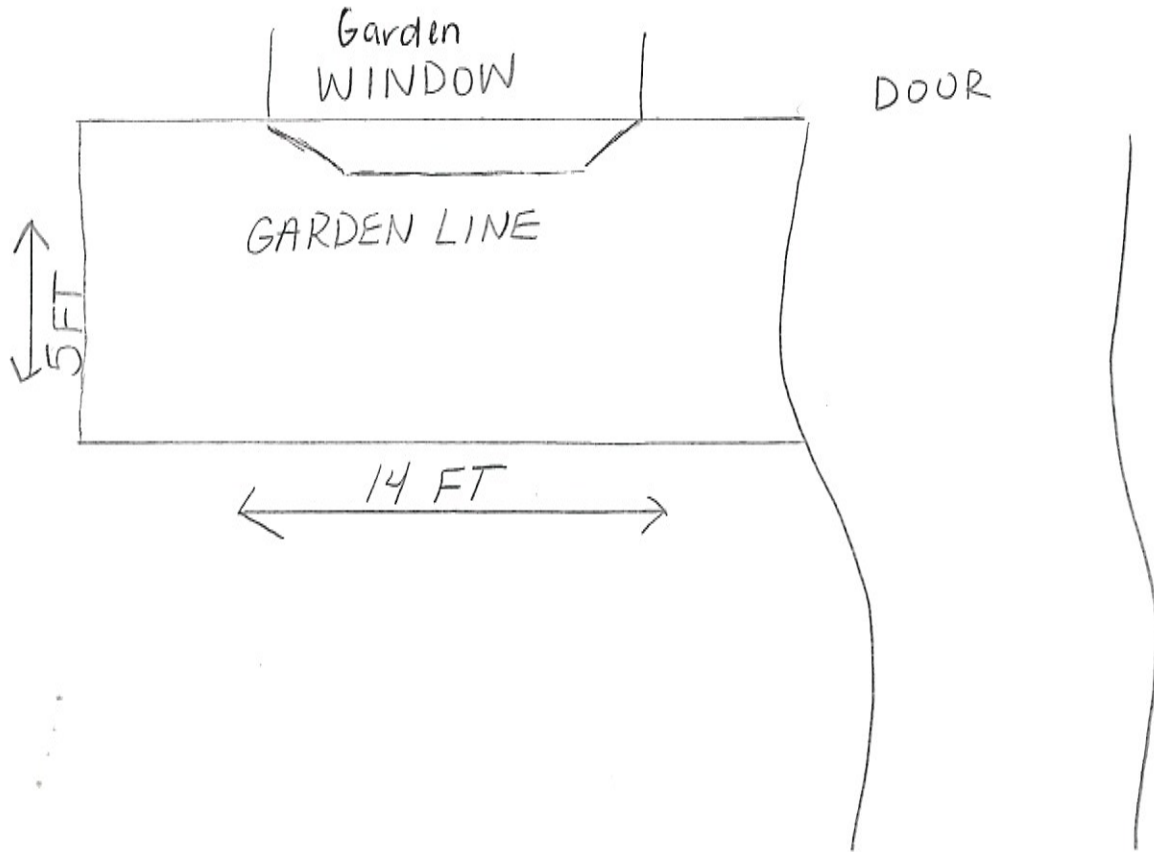
Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE CONCRETE SLAB PROPOSAL FOR UNIT 015-I (BUILDING INSPECTOR, ITEM B)
DATE: NOVEMBER 21, 2023
CC: MUTUAL FILE

I move to approve concrete slab proposal for Unit 015-I, work to be done at the shareholder expense.

Janet Carroll
1790 Sunningdale Rd. #15 I
Seal Beach, Ca
Mutual-14



* client is requesting to pour
a new concrete slab 5 ft off
exterior wall by 14 ft to fill
in garden line area.

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: NOVEMBER 21, 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
10/19/2023	\$25,671.00	Invoice # Multiple Check # 30051 – J&J Landscaping
11/08/2023	\$75,112.21	US Bank Checking to US Bank Impound (Property Taxes)

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPROVAL OF MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM A)
DATE: NOVEMBER 21, 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 October 2023.

Mutual Corporation No. Fourteen

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO CANCEL DECEMBER MONTHLY MEETING (NEW BUSINESS, ITEM B)
DATE: NOVEMBER 21, 2023
CC: MUTUAL FILE

I move to cancel the December monthly meeting for Mutual Fourteen.