

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
January 16, 2024**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Nevin at 1:01 p.m. on Tuesday, January 16, 2024, followed by the *Pledge of Allegiance* via Zoom Video and Building 5, Conference Room B.

SHAREHOLDER COMMENTS

Several shareholders made a comment.

ROLL CALL

Present: President Nevin, Vice President Stefun, Chief Financial Officer Rosenfeld, Secretary Holbrook, Directors Supple, Reid (via zoom) and Skinner. Also, present was Advisory Director Faucett and Advisory Director Shaddow.

GRF Representative: Mr. Melody

Guests: Eleven Mutual Fourteen shareholders (via zoom)
Ten Mutual Fourteen shareholders (in-person)
Mr. Dockstader, Doctor Pest Representative
Mr. McCready, Doctor Pest Representative

Staff: Ms. Hopkins, Sr. Director of Mutual Administration (via zoom)
Ms. Barua, Sr. Portfolio Specialist (via zoom)
Mr. Meza, Building Inspector
Ms. Equite, Portfolio Specialist

MINUTES

The Regular Meeting Minutes of December 19, 2023, were approved by general consent of the board as written.

GUEST SPEAKER

Doctor Pest Representatives presented their reports. Following questions, Doctor Pest Representatives left the meeting at 1:36 p.m.

BUILDING INSPECTORS REPORT

Building Inspector Meza presented his report (attached).

GRF Representative, Mr. Melody, entered the meeting at 1:40 p.m.

**BOARD OF DIRECTORS
MUTUAL FOURTEEN**

January 16, 2024

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

RESOLVED to approve the rodent bait station proposal from Doctor Pest Control at a one-time cost of 90 bait stations of \$1,440.00 and a recurring charge of \$405.00 per month. Funds to come from Operating and authorize the President to sign any necessary documentation.

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 approve the patio proposal for Unit 14-048-E, work to be done at the shareholder expense.

The MOTION passed unanimously with ROLL CALL vote.

Following questions, Mr. Meza left the meeting at 1:56 p.m.

SECRETARY/CORRESPONDENCE

Secretary Holbrook received no correspondence.

PRESIDENT'S REPORT

President Nevin presented his report (attached).

VICE PRESIDENT'S REPORT

Vice President Stefun provided an update.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Rosenfeld presented her report (attached).

GRF GENERAL PROJECT UPDATES

GRF Representative Mr. Melody presented his report (attached).

CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Rosenfeld, and seconded by Director Supple, 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
12/19/2023	\$10,641.00	Invoice # M0122314 Check # 30086 – J&J Landscaping

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 Director Supple, 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 December 2023.

The MOTION passed unanimously with ROLL CALL vote.

UNFINISHED BUSINESS

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

RESOLVED to ratify the proposed rule change by amending Section 10.2 – Prohibited Use of Barbecues/Patio Heaters of the Rules and Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously with ROLL CALL vote.

PORTFOLIO SPECIALIST'S REPORT

Portfolio Specialist Equite presented her report (attached).

COMMITTEE REPORTS

Physical Property Committee

Vice President Stefun provided an update.

Landscape Committee

President Nevin provided an update.

DIRECTORS COMMENTS

Several Directors made a comment.

ANNOUNCEMENTS

- a. **NEXT BOARD MEETING:** Tuesday, February 20, 2024, at 1:00 p.m. held in Building 5, Conference Rm B and Zoom/Video Conference Call.

ADJOURNMENT

President Nevin adjourned the meeting at 2:40 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)

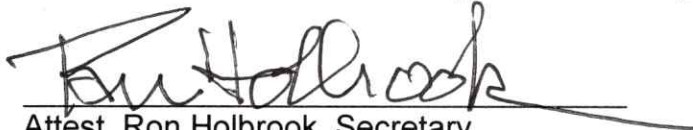
EXECUTIVE SESSION SUMMARY

The Mutual Board met in Executive Session on, January 16, 2024, at 2:57 p.m., and took the following actions:

The Board approved the Executive Session Meeting Minutes of December 19, 2023, as presented.

1. Legal Matters
 - a. Several legal matters were discussed.
2. Contracts
 - a. No contract was 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 hearing occurred.

The Executive Session was adjourned at 3:49 p.m.



Attest, Ron Holbrook, Secretary
SEAL BEACH MUTUAL FOURTEEN
DE: 01/16/24

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) Fourteen		INSPECTOR: Mike Meza
MUTUAL BOARD MEETING DATE: January, 2024		

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
12-H	HEAT PUMP	BOTH	12/12/23	03/12/24	NONE		GREENWOOD
17-D	UNIT REMODEL	BOTH	06/10/23	10/12/23	NONE	WAITING ON CONTRACTOR	LOS AL BUILDERS
18-B	ADDED 3/4 BATH	BOTH	08/17/23	12/30/23	NONE	FINAL 12/30/23	MP CONSTRUCTION
19-F	GATE	GRF	11/05/23	01/15/24	NONE		GRECO DESIGN
19-H	UNIT REMODEL	BOTH	10/23/23	03/30/24	NONE		LOS AL BUILDERS
24-B	CEILING ABATEMENT	GRF	12/08/23	12/08/23	NONE	FINAL 01/09/24	UNIVERSAL ABATEMENT
24-H	WATER FILTER SYSTEM	GRF	10/19/23	11/19/23	NONE	WAITING ON CONTRACTOR	P&M PLUMBING
24-H	WASHER AND DRYER	BOTH	10/30/23	01/30/24	NONE		MP CONSTRUCTION
27-H	MICOWAVE/CABINET	BOTH	01/08/24	03/29/24	NONE		CJ CONSTRUCTION
28-I	3/4 BATH, WASHER/DRYER	BOTH	12/11/23	05/30/24	NONE		MP CONSTRUCTION
28-K	RETRO WINDOWS	BOTH	07/01/23	12/01/23	NONE	WAITING ON CONTRACTOR	RYDEN CONSTRUCTION
32-B	SHOWER REMODEL	BOTH	11/06/23	12/29/23	NONE	WAITING ON CONTRACTOR	JOHN BERGKVIST
49-B	SHOWER REMODEL	BOTH	11/06/23	02/20/24	NONE		LOS AL BUILDERS
50-F	UNIT REMODEL	BOTH	10/01/23	12/30/23	NONE	WAITING ON CONTRACTOR	JC KRESS

ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED, NMI
							5 1 0 0
5-B		12/19/23	12/20/23	12/20/23	01/05/24		
19-H		07/27/23					
27-C		01/05/24					
32-H		09/02/23					
33-A		01/05/24					
49-L		10/24/23					

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
FENN PEST CONTROL 2025	Bait station (Contract Canceled)
DR. PEST	Bait station proposal and presentation

SPECIAL PROJECTS/ REQUEST

Contractor	Discription of Work
14-48-E	New patio proposal

President's Report 1/16/2024 Board Meeting

Hope the holidays went well as we all look forward to 2024. Mother Nature was not as kind as we would have liked with the cold, rain and wind, but we survived.

The hot topic over the last few weeks has been our RFID access system which will be implemented tomorrow, January 17th. The LW weekly newspapers have been very informative about the new system and I certainly hope all shareholders are ready. Do I personally expect it to be perfect? No, "Glitches" will surface, but hopefully we all will move forward in a positive manner and the issues will be addressed.

I would like to touch briefly on cooperation and communication between the Mutual Board and GRF Building Inspector Mike Mesa. Labor shortages with the inspectors and maintenance have been difficult but GRF has managed to help us take care of critical issues with shareholders. We had a problem in building 15 due to mice in the attic and damage. The initial findings were a substantial cost to the shareholder and your mutual. Bob Stefun spoke with Mike. Mike reacted with another attic visit along with Kevin Black. A revised finding and a fix did away with that shareholder cost. Another situation with plumbing in Building 30 several months ago resurfaced. Mike Mesa and A1 Plumbing, solving a sewer issue using cameras and an economical fix. Also, there was a sewer problem in Building 48. Thanks again Mike for a quick fix and saving us money. The few instances above demonstrate the involvement and the team efforts between all concerned.

Election time is around the corner. Our secretary has developed a timeline. A shareholder letter with details will follow. Bottom line, educate yourself and vote!! So important. Mark your calendars with those important dates.

Thanks for listening.

Respectfully submitted.

Jack Nevin, President

CFO Report for January
Meeting

Hope every one had a great holiday.

Per the Dec 31,2023 financial statement Mutual 14 is in excellent shape. Our reserves are at \$1,204,556.72 Last year at this same time reserves were at \$828,275.57. There is no surplus at year end.

The financials state that our reserve balance is \$1,346,284.21 but that is inaccurate, because there is \$136,049.71 in General investment and that should not be a reserve item and Appliance was moved to the operating side, so an additional \$5,657.78 should not be there either. Our mutual is 91% funded.

As you all know the SRO processing was behind and Mutual 14 additional SRO expense totals \$3,709.14. Mutual 14 budgeted \$4,018 for service and our actual was \$14,816.83. This variance is caused by issues . It cost this mutual approximately \$5K because a towel was flushed down the toilet which caused 4 units in bldg. 48 to back up. The plumbing issues all cost us money so please be aware what you flush and what you put down your garbage disposal.

As expected, our laundry income keeps decreasing as more new shareholders are installing washers and dryers in their units

Our electricity has increased due to the increase in the cost of electricity.

Respectfully submitted

Adrienne Rosenfeld

ELECTRIC BILL COMPARISON JAN THRU DEC

	2017	2018	2019	2020	2021	2022	2023	VARIANCE
JAN	\$1,406.10	\$1,297.33	\$1,203.49	\$1,033.61	\$1,066.20	\$1,337.43	\$1,343.66	\$6.23
FEB	\$1,751.76	\$1,232.69	\$1,268.94	\$1,108.00	\$1,072.60	\$1,292.06	\$1,426.63	\$134.57
MARCH	\$1,591.39	\$1,355.87	\$1,124.56	\$1,019.87	\$1,235.37	\$1,458.43	\$853.99	(\$604.44)
APRIL	\$1,342.57	\$1,132.27	\$950.30	\$915.84	\$1,067.16	\$714.63	\$1,270.59	\$555.96
MAY	\$1,322.57	\$1,132.27	\$1,026.45	\$862.55	\$1,047.88	\$1,213.65	\$1,301.32	\$87.67
June	\$1,524.82	\$1,304.71	\$1,028.58	\$1,076.73	\$1,080.61	\$1,401.97	\$1,368.22	(\$33.75)
July		\$1,270.12	\$1,027.00	\$1,278.49	\$1,268.72	\$1,414.99	\$1,710.10	\$295.11
AUG	\$1,421.54	\$1,169.90	\$1,339.82	\$1,059.19	\$1,193.41	\$1,305.80	\$1,521.29	\$215.49
SEPT	\$1,441.68	\$1,256.73	\$1,120.00	\$1,044.43	\$1,247.42	\$1,423.11	\$1,639.58	\$216.47
OCT	\$1,243.76	\$1,084.37	\$1,030.65	\$1,178.27	\$1,309.93	\$836.17	\$1,343.21	\$507.04
NOV	\$1,197.59	\$1,065.98	\$1,038.19	\$1,055.28	\$1,170.70	\$1,193.49	\$883.57	(\$309.92)
DEC	\$1,370.84	\$1,259.03	\$1,023.69	\$1,167.51	\$1,373.22	\$1,464.28	\$1,614.98	\$150.70

Laundry Income National

	2020	2021	2022	2023
Jan		\$477.10	\$460.80	432.3
Feb	\$657.00	\$469.20		442.5
March	\$554.40	\$497.20	\$522.00	\$452.30
April	\$519.30	\$633.10	\$383.70	\$410.90
May	\$521.40	\$461.15	\$552.60	\$527.00
June	\$497.90	\$498.20		\$466.40
July	\$591.90	\$496.70	\$496.50	\$371.80
Aug	\$585.40	\$507.60	\$544.80	\$538.70
Sept	\$430.70	\$595.00	\$528.90	\$517.60
Oct	\$483.00	\$489.50	\$513.90	\$415.80
Nov	\$644.00	\$567.60	\$474.80	\$458.50
Dec	\$469.20	\$481.90	\$515.40	\$497.10
total	\$5,954.20	\$6,174.25	\$4,993.40	\$5,530.90

Mutual 14
GRF Representative Report
January 16, 2024

Barrier arms go down at all gates on January 17th. There is a lot of information on this on the front page of last week's paper. There is a training tomorrow, January 17, at CH4 at 10 a.m. and again at the Learning Center on the 18th from 10 to 2. Check out LWSB for more information.

Speed cushions on Del Monte are in place and are working well slowing down traffic on the Del Monte Freeway.

Water rates are going up. Seal Beach is looking at a much larger increase than was planned in their 2019 study. Management is putting together a letter to be sent to the City Council for their open comment period.

November financials are now available on CINC. If you have questions, please contact Dave Potter at davep@lwsb.com or Jessica Sedgwick at jessicas@lwsb.com. The income vs expenses show a negative .7% variance for a total of \$148,329.40 on income of \$20,427,695.45.

The next GRF Board Meeting is scheduled for January 23rd at 1 p.m. in CH4.

There is a car sale going on on January 27th in CH6 for those interested.

Should you have any questions regarding GRF please don't hesitate to contact me as your representative.

Respectfully submitted,

Lee Melody

Hear YE ... Hear YE Calling all Shareholders – Mutual 14 needs your input!

*The time is here for us to come together and
elect the Board of Directors for 2024-2025
in April of this year.*

Anyone interested in being part of our Governing Board must:

Pick-up and fill-out an “Application for Candidacy” form.

(This form can be obtained at Stock Transfer or from any Director.)

**This form must be completed and registered with Stock Transfer
before February 26th, 2024.**

***Everyone needs to be involved and continue making
Mutual 14 the Mutual of Choice in Leisure World***

Portfolio Specialist Report January 2024

NO WIPES IN THE PIPES

Wipes cause a pain in the drain!

Know what ^{NOT} to flush.



The infographic features a central blue toilet icon with a pipe leading down to a blue water splash at the bottom. To the left of the toilet is a stack of three rolls of white toilet paper. To the right is a red 'X' in a circle with the word 'NO!' in white. The background is white with blue water splashes at the bottom.

YES!

TOILET PAPER!
Some products may say "flushable," but the only safe items to flush are
TOILET PAPER, WATER and HUMAN WASTE.

NO!

EVERYTHING ELSE...

- × BABY WIPES
- × Q-TIPS
- × FACIAL WIPES
- × CLEANSING PADS
- × TAMPONS
- × SANITARY PADS
- × TOILET ROLL TUBE
- × MEDICINES
- × BANDAIDS
- × DIAPERS
- × FOOD WASTE

...just to name a few!

Did you know that most wipes labeled "flushable" are not biodegradable and cause major stoppages?

Even though our crews routinely pull wipes out of the pipes, there are still many items that are clogging the lines.

Flushing anything other than the Three P's causes blocked sewage pipes that can lead to sewage overflows into our homes, property, rivers and waterways; also expensive repairs.

SEAL BEACH MUTUAL NO. FOURTEEN

AMEND

Rules and Regulations

2556 For purposes of this Article, non-domesticated wildlife is described as all
2557 members of the wild bird family, including but not limited to, hawks, owls,
2558 pigeons, doves, crows, and black birds, as well as other wildlife such as
2559 rabbits, opossums, raccoons, squirrels, rats, coyotes, and feral cats. In
2560 compliance with California Code Section 251.1, no Shareholder shall feed
2561 any non-domesticated wildlife on Mutual property.
2562

9.2. Section 9.2 – Pet Food and Standing Water.

2563 Pet food and standing water sources are prohibited on porches, in carport
2564 areas, and in gardens.
2565

9.3. Section 9.3 – Bird Feeders.

2566
2567 Bird feeders with bird seed of any type are not allowed at the unit or
2568 anywhere on Mutual property including hanging from trees or other support
2569 devices. A hummingbird-type feeder with liquid food is permitted at a Unit,
2570 but not on common area Mutual property, including but not limited to hanging
2571 from trees or other support devices.
2572

10. ARTICLE X – BARBECUES

10.1. Section 10.1 – Use of Barbecues.

2573
2574 Propane, butane, or electric barbecues shall only be used in an outdoor
2575 location that is at least 10 feet away from all structures. After barbecuing, the
2576 barbecue may be left in place overnight to allow the appliance or electric to
2577 cool down. Charcoal barbecues are not permitted.
2578

10.2. Section 10.2 – Prohibited Use of Barbecues/Patio Heaters.

2582 Propane, butane, or electric barbecues shall not be used under a porch roof
2583 due to the possibility of large flare-up flames while cooking. Barbecues shall
2584 not be used underneath the eaves. Propane, butane, or electric barbecues
2585 shall never be used inside a Unit for cooking, heating, or storage purposes.
2586 ~~No propane, butane or wood patio heaters are allowed per our insurance~~
2587 ~~carrier. All heaters are allowed and to be used and stored in the~~
2588 ~~same safe manner as propane or butane barbecues. Wood patio~~
2589 ~~heaters and/or barbecues are still not allowed.”~~
2590

10.3. Section 10.3 – Storage of Barbecues.

2591
2592 Propane, butane, or electric barbecues may be stored on the outside, open
2593 porch of a ground floor Unit, but never stored in an enclosed porch. If a Unit
2594 has no porch, the barbecue must be covered and stored in the garden area
2595 adjacent to the main entry walkway. Propane, butane, or electric barbecues
2596 shall not be stored inside a Unit. Propane, butane, or other compressed gas
2597 shall not be stored on an enclosed porch or inside a Unit.
2598

(Dec 2023)