

OPEN MEETING

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF
LAGUNA WOODS MUTUAL NO. FIFTY
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

April 20, 2017

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30 p.m. on Thursday, April 20, 2017 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, Sy Wellikson, June Greenwald, Irving Waaland, and Nancy Hou

Staff Present: Katy Howe, Ed Presley, Alba Andronic, Alex Banegas, Chuck Johnson

Others Present:

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:33 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Hou led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Director Wellikson moved to approve the agenda without objection.

APPROVAL OF MINUTES OF MEETING

Director Hou noted a modification in reference to the Golden Rain Foundation's Finance Committee report. Director Wellikson moved to approve the minutes as amended. Director Waaland seconded the motion. Without objection, the Board approved the regular open minutes of March 16, 2017.

PRESIDENT'S COMMENTS

President Rothberg commented on:

- The website to register guests into the community security gates.

GOLDEN RAIN FOUNDATION REPORT

Ms. Howe commented on the following actions taken at the Golden Rain Foundation meeting:

- Revisions to Recreation Division policy.

- Suspension of pool and fitness center guest fees.
- Approval of digital televisions to receive broadband.
- Creation of Ad Hoc Committee for Clubhouse 3 remodel.

GENERAL MANAGER'S REPORT

Ms. Howe commented on incidents regarding scams and thefts, the GRF disaster planning process, paint program update, late assessments, throwing trash off of balconies, balancing items on balcony railings, and homeowner's insurance.

Ms. Howe presented the monthly Maintenance Report, Dining Services Report, and Resale and Leasing Report.

TREASURER'S REPORT/FINANCE COMMITTEE

Treasurer Nancy Hou noted overages in dining service costs and reported on the actions taken by the Finance Committee.

MEMBERS' COMMENTS

- Susan Peacock, unit 761, spoke on shopping carts being used and not being returned, cigarette butts in the carports, and residents not using garbage bags to throw trash down the trash chutes.
- Laura Husak, unit 758, spoke on security gate telephone numbers.
- Irv Fenton, unit 1060, spoke on residents bringing dogs to the common areas.
- Renee Merrer, unit 1005, spoke on bus committee meeting flyer.
- Steve Handelman, unit 251, spoke on individuals bringing in mugs to take coffee from the hearth room, and residents reserving specific tables in the dining room.
- Bryna Kulla, unit 255, spoke on residents holding seats at tables in the dining room.
- Anne Gilbert, unit 1403, spoke on The Towers being a great place to live.

RESPONSE TO MEMBERS' COMMENTS

Directors and staff responded to Members' comments.

CONSENT CALENDAR

None.

OLD BUSINESS

Drone Rules

Director Wellikson moved to postpone for review the Drone Rules. Director Waaland seconded the motion. By a vote of 4-0-0, the motion carried.

Game Room Costs/Acoustic Upgrades of Game Room

Staff requests the Board approve the installation of acoustic texture in the Game Room at a cost not to exceed \$1,750.

Director Wellikson moved to approve the installation of acoustic texture in the Game Room at a cost not to exceed \$1,750. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion carried.

Mutual Fifty Rules and Regulations

Secretary Greenwald read the proposed resolution:

Mutual Fifty Rules and Regulations Resolution 50-17-XX

WHEREAS, on January 19, 2006 the Mutual Fifty Board of Directors adopted Resolution M50-06-08, outlining rules and regulations of the corporation to be given to escrow and leasing offices for the information of new residents and lessees; and

WHEREAS, with the changes in policies over the last 11 years, these forms need revision;

NOW THEREFORE BE IT RESOLVED on April 20, 2017 the Board of Directors of this Corporation on behalf of the corporation hereby adopts the following rules and regulations to be distributed to all new residents prior to move-in; the list does not endeavor to detail all of the rules and regulations of Mutual Fifty:

1. When a home is purchased in The Towers and the buyer is approved for Membership, he/she becomes a member of Laguna Woods Mutual Fifty, a California non-profit mutual benefit corporation and a resident member in the Golden Rain Foundation of Laguna Woods, also a California non-profit mutual benefit corporation.
2. Laguna Woods Mutual No. Fifty is jointly owned in undivided interest by the 311 owners of the respective units comprising The Towers, which is managed as a condominium project under the direction of its elected resident Board of Directors. The Corporation has retained a managing agent for the purpose of executing its policies and Business Plan.
3. The Golden Rain Foundation holds in trust for all Laguna Woods Village residents all common properties such as golf courses, clubhouses, buses, swimming pools, etc. It is also managed under the direction of its elected resident Board of Directors. Mutual Fifty Directors are elected by the 311 members and Directors of GRF are elected by the corporate members, United Laguna Hills Mutual, Third Laguna Hills Mutual, and Laguna Woods Mutual No. Fifty Boards of directors.

4. The residents of The Towers are provided reception desk services; housekeeping services; common area maintenance service; dining services; and educational and recreational activities. Services beyond what the Board determines to be basic services may be provided as a chargeable service, at an additional cost to the resident.
5. The Towers is not an assisted care facility. The residents must be capable of self-care or financially able to provide for health care attendants.
6. Personalized Motorized Vehicles are permitted within The Towers common area when prescribed by a doctor.
7. Residents are required to dress in acceptable clothing, appropriate to the location and occasion when in the common areas and to conduct themselves in an acceptable manner. There is a dress code in the dining rooms.
8. The monthly assessment for each unit includes all costs except property taxes for the unit, telephone, internet and premium cable service, personal property insurance, and maintenance of the living space of the unit.
9. Each unit is provided with housekeeping services - bathrooms every week, and the rest of the rooms in the unit, every other week.
10. The monthly carrying charge includes the cost of a daily meal. Additional fees may be charged if the resident purchases more meals than a daily meal.
11. There is no tipping of staff at the Towers at any time.
12. There have been occasions when residents have been rude to staff, sometimes causing staff members to resign from his/her position. To avoid this, when an incident of rudeness to staff occurs, the Board of Directors may discipline the resident, including fining the resident up to five hundred dollars (\$500.00) depending upon the severity of the incident.
13. Residents are allowed up to two pets in their unit. Residents who wish to keep pets in their unit must make application to the Mutual and obtain approval before the pet may reside. Applications are available in the Towers Administration office. The Board of Directors may discipline any resident who violates this policy. This does not apply to personal assistance animals.
14. When Residents plan to move into the Towers or move out of the Towers, they MUST schedule the move with the Reception Desk at (949) 597-4278.

15. All construction and remodeling planned within a unit **MUST** be scheduled through the Maintenance shop (949) 434-5614.

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Wellikson moved the resolution. Director Waaland seconded. Director Wellikson spoke to the membership regarding the rules. Henry Nahoum, unit 1304, spoke about The Towers being an independent living facility. Susan Peacock, unit 761, spoke about residents being physically capable. Director Rothberg spoke about Fair Housing laws. By a vote of 3-0-1 (Director Hou abstained), the motion carried.

New Dining Room Policies

Resolution 50-17-XX

WHEREAS, Laguna Woods Mutual No. Fifty recently entered into a contract with Sodexo to provide dining at The Towers; and

WHEREAS, resolution 50-06-25, adopted June 15, 2006, does not allow for removal of food from the dining rooms at any time and allows only for one meal per day; and

WHEREAS, Sodexo is proposing a new dining services policy that incorporates a point of sale system and a new Towers Meal Plan which will allow residents to order and pay for extra food, take leftovers back to their units, and pick up carryout meals, and

NOW THEREFORE BE IT RESOLVED, June 15, 2017, that the Board of Directors of this Corporation hereby adopts the following Dining Services Rules:

1. Residents are allowed to take leftovers out of the dining rooms and back to their units, and
2. Residents may order more than one meal a day, and will be billed for and responsible for the cost of food over their monthly budget, and
3. Residents may pick up meals in the California Dining Room for carryout, and
4. Further details of dining services will be distributed to residents in the form of the Guide to Resident Dining (attached), and

RESOLVED FURTHER, that resolution 50-06-25 is hereby superseded and cancelled,

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Wellikson moved the resolution. Director Waaland seconded the motion. John Dalis, unit 1202, spoke about residents taking left over food from the dining room. Harriet Klein, unit 452, spoke about the point-of-sale system. Ms. Howe spoke about current rules being updated for the new system. By a vote of 3-1-0 (Director Waaland voted no), the motion carried.

NEW BUSINESS (Items for Discussion and Consideration)

Building Wide Asbestos Survey

Staff requests the Board approve allocating funds from operating to conduct the survey in the amount of \$11,145.00.

Director Wellikson moved the approval of \$11,145 in unbudgeted operating funds to be used to conduct a building-wide asbestos survey for use in future renovations. Director Waaland seconded the motion. By a vote of 4-0-0, the motion carried.

Installation of Automated External Defibrillators (AED's) at The Towers

Ms. Howe presented two options for installing AED's in The Towers. By consensus, the Board postponed action on this item indefinitely.

Orientation Materials

Director Wellikson moved to have the orientation committee review current package of orientation materials for new residents. Director Waaland seconded the motion. By a vote of 4-0-0, the motion carried.

Contract Policies

Ms. Howe discussed with the Board developing contract language to include provisions for and estimates of inspector costs. By consensus, the Board referred this item to management for further study.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report – Susan Geib

Reported on the actions of the Activities Committee.

Finance Committee – Nancy Hou

Meeting was two days before Board meeting, no formal report.

Marketing Committee – Ryna Rothberg

Reported on the actions of the Marketing Committee.

Orientation Committee Meeting

No meeting, no report.

Dining Services Committee – Ryna Rothberg

Closed session meeting, no report.

Building Inspections and Maintenance Committee – Irving Waaland

Reported on the actions of the Building Inspections and Maintenance Committee.

Director Wellikson moved to wave the GRF committee reports. Director Rothberg seconded the motion. By a vote of 4-0-0, the motion carried.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report given.

Business Planning Committee – Nancy Hou

No meeting, no report.

Finance Committee – Nancy Hou

Reported on the actions of the GRF Finance Committee.

Landscape Committee – Sy Wellikson

No report given.

Maintenance and Construction Committee – Ryna Rothberg

No meeting held, no report.

Media and Communications Committee- Sy Wellikson

No meeting held, no report.

Mobility and Vehicles Committee – June Greenwald

No report given.

Security and Community Access – Lou Parker

No report given.

Laguna Woods Traffic Hearings – June Greenwald/Ryna Rothberg

No report given.

Board Member Closing Comments

None.


RECESS

The meeting recessed at 3:45 p.m. and reconvened into Executive Session at 3:49 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of March 16, 2017, the Board approved the minutes of the February 16, 2017 Regular Executive Session, and discussed contractual and legal matters.

The meeting was adjourned at 5:21 p.m.



June Greenwald, Secretary