

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

March 17, 2016

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, March 17, 2016 at 24055 Paseo Del Lago W, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, Henry Nahoum, Sy Wellikson, John Dalis

Directors Absent: None

Others Present: Katy Howe, Ed Presley, Grace Alder, Chuck Johnson, Mike Balliet, City of Laguna Woods' Solid Waste Consultant

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:34 p.m. and established a quorum.

PLEDGE OF ALLEGIANCE

Director John Dalis led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Director Wellikson moved and Director Dalis seconded a motion to remove item 14 (h) from the agenda. It was approved unanimously. The agenda was approved as amended.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the regular open minutes of February 18, 2016 as written.

PRESIDENT'S COMMENTS

President Rothberg commented on The Towers advertisement in the *Laguna Woods Globe*.

EVALUATE NEW RECYCLING PLAN FOR TOWERS

Ms. Howe introduced Mr. Mike Balliet, the City of Laguna Woods' Solid Waste Consultant, who explained the cost effectiveness of implementing several recycling efforts at The Towers, including separating dry-mixed recycling (papers, bottles, cans, etc.) and wet trash. Director Wellikson moved to authorize staff to pursue the suggested changes and issue a further report next month on recycling in the refuse rooms at The Towers. Director Nahoum seconded the motion. By a vote of 3-0-0 the motion carried.

GOLDEN RAIN FOUNDATION REPORT

Ms. Katy Howe gave the March 1, 2016 the Golden Rain Foundation Board Meeting Report and answered questions from the Board and Members.

RESALE AND LEASING REPORT

No report given this month.

GENERAL MANAGER'S REPORT

Ms. Howe reported on the installation of the generator and fire pump, safety measures to watch out for, including illegal parking in front of the tunnels, and the protocol of using and returning immediately the shopping carts. Additionally, she delivered the monthly food service report and maintenance report for February. Ms. Howe answered questions from residents and the Board.

TREASURER'S REPORT

Director Nahoum reported that The Towers is working well within budget and has adequate reserves. Director Nahoum answered questions from the Board and residents.

MEMBERS' COMMENTS

Marilyn Ruekberg, unit 405, spoke about the food at the recent birthday dinner
Anne Gilbert, unit 1403, spoke to sponsoring an open house after Sunday brunches
Ruth Stone, unit 602, spoke to the management of walkers in Lortscher Hall
Laura Husek, unit 758, spoke to chair placement in Lortscher Hall

RESPONSE TO MEMBERS' COMMENTS

Directors and General Manager briefly responded to Members' comments.

CONSENT CALENDAR

None

OLD BUSINESS

None

NEW BUSINESS (Items for Discussion and Consideration)

Elect Board Officers

Secretary Wellikson read a proposed resolution for Mutual No. Fifty Board Officers:

RESOLUTION M50-16-05

RESOLVED, March 17, 2016, that the following persons are hereby elected as officers of this corporation:

Ryna Rothberg	President
John Dalis	Vice President
Henry Nahoum	Treasurer
Sy Wellikson	Secretary
Vacant	Director at Large

RESOLVED FURTHER, that the following persons are hereby appointed as officers of this Corporation:

Katy Howe	Vice President
Debra Roberts	Assistant Treasurer
Grace Alder	Assistant Secretary

RESOLVED FURTHER, the Resolution M50-15-47, adopted October 21, 2015 is hereby superseded and canceled.

Director Wellikson moved to approve the resolution. Director Dalis seconded the motion. By a vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution

Mutual Fifty Committee Appointments

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving the revisions to the Mutual No. Fifty Committee Appointments.

RESOLUTION M50-16-06

Mutual Fifty Committee Appointments

RESOLVED, March 17, 2016, the Board of Directors of this Corporation is hereby authorized on behalf of the Corporation to establish and appoint members to the following Laguna Woods Mutual No. Fifty committees.

Activities Committee:

Audrey Small – Chair
Lorna Ingram
Alice Gokkes
Sylvia Belzer
Marge Harrison
Roz Kreeger
Vickie Kasselheim
Renee Merer
Estelle Nitikman
Estelle Kravitz
Katie Holgate
Susan Gelb
Gloria Hollander

Business Planning:

Henry Nahoum

City of Laguna Woods General Plan Amendment Task Force:

Ryna Rothberg

Finance Committee:

Henry Nahoum, Chair
Nancy Hou, Vice Chair
John Dalis
Tommy Hou

Marketing Committee:

Ryna Rothberg, Chair
Renee Merer
Herb Harris
Norm Stevens
Claire Weisberg

Orientation Committee:

Marilyn Ruekberg, Chair
Bea Gross
Katie Holgate
Claire Weisberg
Sally Schwartz
Audrey Small

Architectural Control Committee (Committees of the Whole)

Ryna Rothberg, Chair

Laguna Woods Village Traffic Hearings:

Henry Nahoum

Activities Committee

No report given

RESOLVED FURTHER, that Resolution M50-16-03 adopted January 21, 2016 is hereby superseded and cancelled; and

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 to approve the resolution. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Golden Rain Foundation Committee Appointments

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving the revisions to the appointments of Mutual No. Fifty Board Members to serve on the committees of the Golden Rain Foundation.

RESOLUTION M50-16-07

GRF Committee Assignments

RESOLVED, March 17, 2016 that the following persons are hereby suggested to serve on the Committees of Golden Rain Foundation.

Business Planning

Henry Nahoum

Community Activities

John Dalis

Energy Committee

John Dalis

Finance

Henry Nahoum

Landscape

Sy Wellikson

Maintenance & Construction

Ryna Rothberg

Media & Communications

Sy Wellikson

Mobility & Vehicles

John Dalis

Security and Community Access

Representative: Lou Parker

Clubhouse 2 Renovation Ad Hoc Committee

Ryna Rothberg

Administrative Process and Procedures Ad-Hoc Committee

Ryna Rothberg

RESOLVED FURTHER, that Resolution M50-16-02, adopted January 21, 2016 is hereby superseded and cancelled; and

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 to approve the resolution. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Supplemental Appropriation for Valve Replacements on Air Conditioning System

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving the supplemental appropriation for valve replacement on air conditioning.

RESOLUTION 50-16-08

WHEREAS, Mutual No. Fifty budgets a contingency of \$50,000 annually for plumbing, mechanical, and electrical replacements in its 2016 Reserves Expenditures Plan; and

WHEREAS, Staff has discovered several air conditioner riser pipe failures in the last year and anticipates more this summer on the south and west sides of The Towers; and

WHEREAS, the air conditioner riser pipes do not currently have shut off valves installed and therefore each time a riser pipe is replaced it requires the entire building's air conditioning system to be shut down; and

WHEREAS, the estimate is \$1,625 per valve to replace the each 20 remaining valves on the south and west sides of The Towers;

NOW THEREFORE BE IT RESOLVED, March 17, 2016, that the Board of Directors of this Corporation hereby approves a supplemental appropriation of \$32,500 from Replacement Fund for the repair and replacement of 20 valves on the cold water risers on the south and west sides of The Towers; and

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 to approve the resolution. Director Dalis seconded the motion. Discussion ensued. By a vote of 3-0-0, the motion carried.

Schedule Electricity Shut Down for Generator Installation

Ms. Howe reported on a notification by the general contractor working on replacing the emergency generator that the building's electricity would need to be shut down at 2 a.m. on Monday March 28th for a brief period of time. The proposed time would be confirmed by Katy's Comments to residents.

Evaluate Installation of Wall for Generator Load Bank Noise Abatement

Ms. Howe requested noted that work on the generator replacement had highlighted the need for some additional noise abatement on the load bank attached to the emergency generator. Director Wellikson moved to direct staff to proceed with an evaluation of the cost to install a

noise abatement wall and bring a change order forward to the Board as soon as possible. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Finance Committee's Endorsement of Credit Building Subscriptions

Ms. Howe noted the Finance Committee's unanimous endorsement of funding a subscription to the Dun and Bradstreet Credit Building Premium Product for a trial period of three months (prorated) at a cost of \$450 and ordering an Experian Profile, at a cost of \$40, to review the corporation's credit information for correction from operating funds. Director Wellikson moved to engage D&B and Experian for credit information purposes. Director Nahoum seconded. By a vote of 3-0-0, the motion carried.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee – Henry Nahoum

Director Nahoum reported on the activities of the Finance Committee.

Marketing Committee – Ryna Rothberg (No Meeting Held)

Orientation Committee – Marilyn Ruekberg

Ms. Howe reported on the activities of the Orientation Committee meeting.

Activities Committee – Audrey Small

No report given.

GRF COMMITTEE REPORTS

Community Activities Committee –John Dalis

Director Dalis commented on the cost to clubs to rent rooms at GRF facilities.

Energy Committee – John Dalis

Director Dalis commented on golf cart charging.

Finance Committee – Henry Nahoum

No report given.

Landscape Committee – Sy Wellikson

No report given.

Maintenance and Construction Committee – Ryna Rothberg

No report given.

Media and Communications Committee

Director Wellikson discussed the Vector Control Report, proliferation of Town Hall Meetings and Laguna Woods Village Newsletter.

Mobility and Vehicles Committee – John Dalis

Director Dalis reported on requests to update Bus Schedules.

Clubhouse 2 Renovation Ad Hoc Committee – Ryna Rothberg

Referred directors and residents to recent article on the Clubhouse 2 renovations in the Laguna Woods Globe.

Security and Community Access – Lou Parker

No report given. Ms. Howe noted a written report would be distributed.

Laguna Woods Village Traffic Hearings – Henry Nahoum

Director Nahoum stated there were no Towers' members cited. He issued a reminder that everyone utilizing Laguna Woods' streets must strictly adhere to all traffic rules and park in designated areas only.

RECESS

The meeting recessed at 3:32 p.m. and reconvened into Executive Session at 3:40 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of February 18, 2016, the Board approved the minutes of the January 21, 2016, Regular Executive Session and discussed contractual and litigation matters.

There being no further business to come before the Board, the meeting was adjourned at 4:35 p.m.



Sy Wellikson