

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

May 21, 2015

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 2:00 P.M. on Thursday, May 21, 2015 at 24055 Paseo del Lago West, Laguna Woods, California.

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

Directors Absent: None

Others Present: Open Session: Katy Howe, Jerry Storage, Christine Polek, Alex Banegas, Ed Presley, Bob Hill from El Toro Water District
Executive Session: Katy Howe, Jerry Storage, Christine Polek

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 2:00 P.M. A quorum was present.

PLEDGE OF ALLEGIANCE TO THE FLAG

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

APPROVAL OF AGENDA

By unanimous consent, the Board moved agenda items 14(a) and 14(j) to immediately follow Approval of the Minutes.

By unanimous consent, the Board also listed Honoring Service of Alice Gokkes as agenda item 14(k) under New Business, and listed election of Board Secretary as agenda item 14(l) under New Business.

Without objection, the agenda was approved as amended.

APPROVAL OF MINUTES

Without objection, the Board approved the minutes of the Regular Meeting of April 16, 2015 and the Special Open Meeting of May 11, 2015.

NEW BUSINESS (Items for Discussion and Consideration)

Discuss and Consider Filling Board Vacancy

The Board appointed Seymour Wellikson to fill the Board Vacancy.

El Toro Water District Presentation on Water Conservation

Bob Hill from the El Toro Water District presented on water conservation and answered questions from the Board and Members.

PRESIDENT'S COMMENTS

President Rothberg commented on LED lighting conversion, possible revisions to Financial Requirements for Purchase in The Towers, and the return of The Presidents' Lunch.

GOLDEN RAIN FOUNDATION REPORT

Mr. Jerry Storage gave the May 5, 2015 Golden Rain Foundation Board Meeting Report and answered questions from the Board and Members.

RESALE AND LEASING REPORTS

Mr. Jerry Storage reported on the resale and leasing activity at The Towers.

ADMINISTRATOR'S REPORT

Ms. Katy Howe provided updates on a smoke incident in the resident kitchen, a laundry room leak, water shut-off in The Towers, LED lighting upgrades, repairs to laundry rooms, new Guckenheimer menus, and a speaking presentation by CAI. She presented a report from Guckenheimer regarding food service, presented a report on maintenance work in The Towers, and answered questions from the Board and Members.

REVIEW PRELIMINARY FINANCIAL STATEMENTS

Director Kendro reviewed the Preliminary Financial Statements and answered questions from the Board and Members.

MEMBERS' COMMENTS

Mutual Fifty Members commented on a music event for The Towers, marketing of vacant units, cost of utilities, tree root removal, and the Activities Department.

RESPONSE TO MEMBERS' COMMENTS

The Directors briefly responded to Members' comments.

CONSENT CALENDAR

There were no items on the Consent Calendar.

OLD BUSINESS

Approve Revisions to the Mutual Fifty Committee Appointments

Director Kendro read a proposed resolution approving revisions to the Mutual Fifty Committee Appointments. Director Kendro moved to approve the resolution. Director Wellikson seconded the motion.

By a vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-15-25

Mutual Fifty Committee Appointments

RESOLVED, May 21, 2015, 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
Anita Margulis - Advisor

Business Planning:

Chace Kendro

City of Laguna Woods General Plan Amendment Task Force
Ryna Rothberg

Finance Committee:

Chace Kendro, Chair
John Dalis, Vice Chair
~~Henry Nahoum~~
Nancy Hou
Tommy Hou
Hans Graafmans

Marketing Committee:

Ryna Rothberg, Chair
~~Inesa Nord-Leth, Vice Chair~~
Renee Merer
Herb Harris
Milan Radovic
Norm Stevens
Claire Weisberg
Marilyn Ruekberg

Orientation Committee:

~~Inesa Nord-Leth~~ — Chair
Chace Kendro — **Chair**
Marilyn Ruekberg
Alice Gokkes
Bea Gross
Roz Kreeger
Katie Holgate
Claire Weisberg
Idell Holburt
Sally Schwartz
Norma Kosskoff
Vikki Kasselheim
Milan Radovic
Jan Foster
Bryna Kulla

New Resident Welcome Subcommittee:

~~Marilyn Ruekberg~~, Chair
~~Alice Gokkes~~

Architectural Control Committee (Committee of the Whole)

~~Inesa Nord-Leth~~, Chair
Ryna Rothberg - Chair

Laguna Woods Village Traffic Hearings

John Dalis

RESOLVED FURTHER, that Resolution M50-15-20 adopted April 16, 2015 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.

Approve Revisions to the GRF Committee Appointments

Director Kendro read a proposed resolution approving revisions to the GRF Committee Appointments. Director Kendro moved to approve the resolution. Director Wellikson seconded the motion.

By a vote of 4-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION M50-15-26

GRF Committee Assignments

RESOLVED, May 21, 2015 that the following persons are hereby suggested to serve on the Committees of Golden Rain Foundation:

Business Planning

Chace Kendro

Community Activities

John Dalis

Energy Committee

~~Chace Kendro~~

Henry Nahoum

Finance

Chace Kendro

Landscape

~~Inesa Nord-Leth~~

Sy Wellikson

Maintenance & Construction

Ryna Rothberg

Media & Communications

~~Chace Kendro~~

Henry Nahoum

Mobility & Vehicles

John Dalis

Security and Community Access

Representative: Lou Parker

Clubhouse 2 Renovation Ad Hoc Committee

Ryna Rothberg

Financial Reporting Study Group

Chace Kendro

Administrative Process and Procedures Ad-Hoc Committee

Ryna Rothberg

RESOLVED FURTHER, that Resolution M50-15-21 adopted April 16, 2015 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.

NEW BUSINESS (Continued)

Discuss and Consider Upgrades to the Key Club

Director Wellikson read a proposed resolution approving upgrades to the Key Club. Director Wellikson moved to approve the resolution. Director Dalis seconded the motion and discussion ensued.

Without objection, the Board amended the resolution to say "at a cost not to exceed \$5,000."

Mutual Members commented on the resolution.

By a vote of 4-0-0, the original motion carried and the Board of Directors adopted the following amended resolution:

RESOLUTION M50-15-27

Purchase Three 70" Wall Mounted Televisions for the Key Club

WHEREAS, upgrades have been recommended in an effort to increase space and to improve functionality of the Key Club for monthly Board meetings and various activities; and

WHEREAS, funding is available from the 2013 Capital Plan Item T13001 in the amount of \$5,000 for Common Area Furniture, which was placed on hold when bids for dining room chairs came in higher than anticipated;

NOW THEREFORE BE IT RESOLVED, May 21, 2015, the Board of Directors of this Corporation hereby approves purchasing three 70" wall mounted televisions at ~~an estimated cost of~~ **a cost not to exceed** \$5,000, to be funded from the Capital Plan Item T13001 Common Area Furniture appropriation, to replace the existing projector screen televisions; 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.

Discuss and Consider a Dining Room and Reservation Policy

Director Wellikson read a proposed resolution approving a Dining Room and Reservation Policy.

RESOLUTION M50-15-XX

Towers Dining Room Policies

WHEREAS, in an effort to provide a pleasant atmosphere for all residents and guests of The Towers, a Dining Room Policy has been proposed; and

NOW THEREFORE BE IT RESOLVED, July 18, 2015, that the Mutual No. Fifty Board of Directors hereby approves the Towers Dining Room Policy, as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that due to high wait times and high demand for seating in the dining rooms at dinner, the food service provider shall stop taking reservations for both Dining rooms; and

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

Board and Mutual Members commented on the resolution.

Director Kendro moved to postpone the resolution and amended policy to the July meeting to conform to the 30-day notification requirement. Director Wellikson seconded the motion.

By a vote of 3-1-1 (Director Dalis opposed, Director Nahoum abstained), the motion carried.

Discuss and Consider Birthday Dinner Costs

Director Wellikson read a proposed resolution regarding the cost for Birthday Dinners.

RESOLUTION M50-15-XX

Birthday Dinner Pricing

WHEREAS, due to the increasing costs to Mutual No. Fifty to host food service events, the Board requested an analysis of the cost of Birthday Dinners;

NOW THEREFORE BE IT RESOLVED, July 18, 2015, that the Board of Directors of this Corporation hereby establishes the Birthday Dinner pricing rate for outside guests at \$28.00; and

RESOLVED FURTHER, that a resident of the Towers who is the guest of someone who is having the birthday, beyond the one allowed spouse or friend, will pay the incremental meal cost of \$20.00; and

RESOLVED FURTHER, the Birthday Dinner pricing will become effective on August 1, 2015; 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.

Board and Mutual Members commented on the resolution.

Director Kendro made a motion to amend the resolution to strike "or friend."
Director Wellikson seconded the motion.

By a vote of 4-0-0, the motion carried.

Without objection, the Board directed that staff discuss Birthday Dinner menu modifications with Guckenheimer and present them with new options at the next Regular Board Meeting.

Director Wellikson moved to postpone the amended resolution to the July meeting to conform to the 30-day notification requirement. Director Kendro seconded the motion.

By a vote of 4-0-0, the motion carried.

Discuss and Consider Caregiver Use of Building Key Cards

The Board and staff discussed caregiver use of building key cards. Without objection, the Board directed that staff stop providing building key cards to caregivers, effective immediately.

Discuss and Consider South County Outreach's Food Collection Containers at The Towers

By unanimous consent, the Board decided to continue its practice of having a food bin in The Towers for donations to South County Outreach.

Discuss and Consider the Purchase of a Commercial Washer and Dryer for Housekeeping to Maintain the Guest Suite

The Board directed that staff draft a resolution for the purchase of a washer and dryer for housekeeping. The purpose of the washer and dryer will be to maintain the guest suite and other housekeeping functions and is to be funded from the Replacement Fund. This resolution is to be reviewed at the next Regular Board Meeting.

Honoring Service of Inesa Nord-Leth

Director Wellikson read a resolution honoring Inesa Nord-Leth and her service as a Director.

Without objection, the Board adopted the following resolution:

RESOLUTION M50-15-28

Recognition of Service for Inesa Nord-Leth

WHEREAS, this Board of Directors of this Corporation would like to thank Inesa Nord-Leth for her four years of service on the Mutual No. Fifty Board; and

WHEREAS, she served the Board in the capacity of First Vice President, Secretary, and Assistant Secretary/Treasurer; and

WHEREAS, her greatest accomplishments include adding jigsaw puzzles to Hearth Room 1, replacement of roses on the rose walk by the koi pond, various landscape improvements, improving marketing techniques, and spearheading changes to the Dining Room Dress Codes and New Member Orientation Packages;

NOW THEREFORE BE IT RESOLVED, May 21, 2015, that the Mutual No. Fifty Board thanks her for her contribution to the Board and the Mutual No. Fifty Towers residents; 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.

Honoring Service of Alice Gokkes

Director Wellikson read a resolution honoring Alice Gokkes and her service as a Director.

Without objection, the Board adopted the following resolution:

RESOLUTION M50-15-29

Recognition of Service for Alice Gokkes

WHEREAS, this Board of Directors of this Corporation would like to thank Alice Gokkes for her 16 months of service on the Mutual No. Fifty Board; and

WHEREAS, she served the Board in the capacity of Secretary; and

WHEREAS, her greatest accomplishments include questioning and passing the 2015 business plan, providing guidance to the Activities Committee, and representing Mutual No. Fifty on several GRF Committees and Meetings;

NOW THEREFORE BE IT RESOLVED, May 21, 2015, that the Mutual No. Fifty Board thanks her for her contribution to the Board and the Mutual No. Fifty Towers residents; 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.

Discuss and Consider Holding an Annual Fire Drill

Without objection, the Board directed that this agenda item be discussed at the next Resident Forum.

Appointment of Board Secretary

President Rothberg entertained nominations for Board Secretary.

President Rothberg nominated Director Wellikson for the position of Secretary. Director Wellikson accepted the nomination.

Absent additional nominations, the floor was closed to nominations.

By way of acclamation Director Wellikson was elected Secretary.

Secretary Wellikson read a proposed resolution ratifying the Board Officers. Without objection, the Board of Directors adopted the following resolution:

RESOLUTION M50-15-30

Board Officers

RESOLVED, May 21, 2015, that the following persons are hereby elected as officers of this corporation:

Ryna Rothberg	President
John Dalis	Vice President
Chace Kendro	Treasurer
<i>Sy Wellikson</i>	<i>Secretary</i>
<i>Henry Nahoum</i>	<i>Director at Large</i>

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

Jerry Storage	Vice President
Katy Howe	Vice President
Betty Parker	Assistant Treasurer
Kim Taylor	Assistant Secretary
Christine Polek	Assistant Secretary
Cris Robinson	Assistant Secretary
Wendy Panizza	Assistant Secretary
Scott Dunham	Assistant Secretary

RESOLVED FURTHER, that Resolution M50-14-69, adopted December 9, 2014 is hereby superseded and cancelled.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee

Director Kendro reported on behalf of the Finance Committee.

Marketing Committee

President Rothberg reported on behalf of the Marketing Committee.

Orientation Committee

No meeting was held and no report was given.

Activities Committee

Ms. Katy Howe reported on behalf of the Activities Committee.

By unanimous consent, the Board directed that the Activities Committee discuss the appropriateness of cocktail parties at The Towers.

GRF COMMITTEE REPORTS

Community Activities Committee

Director Dalis reported on behalf of the GRF Community Activities Committee.

Energy Committee

Director Nahoum reported on behalf of the GRF Energy Committee.

Finance Committee

Director Kendro reported on behalf of the GRF Finance Committee.

For the sake of time, the remaining GRF Committee reports were not discussed.

RECESS

The meeting recessed at 4:30 P.M. and reconvened into Executive Session at 4:38 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §4935

During its Regular Executive Session meeting of April 16, 2015, the Board approved the March 19, 2015 Regular Executive Session minutes and the March 31, 2015 Special Executive Session minutes; approved 1 non-judicial foreclosure sale date; held one common area damage hearing; and discussed litigation, contractual, and delinquency matters.

There being no further business to come before the Board, the May 21, 2015 meeting was adjourned at 5:10 P.M.

Sy Wellikson, Secretary

THE TOWERS DINING ROOM POLICIES

*Our goal is to provide a pleasant atmosphere for all residents and guests
Your cooperation is appreciated by all!*

DINING ROOM HOURS OF OPERATION

4:15 p.m. – 7:00 p.m.

SEATING

*Please wait for host/hostess to seat you before entering the dining room
Please give the host your manor number so that we can check your name off the list
For your safety residents are not allowed to move chairs. Ask the host for assistance
Squeezing in additional chairs will cause a safety hazard and is prohibited*

WALKERS/WHEELCHAIRS

*All walkers must be left outside of the dining rooms and out of the way of people
Please ask your host or caregiver to assist you with your walker.
If host is unavailable and there is no one to assist please be patient until host is available
Wheelchairs may enter the dining room if you remain in your wheelchair
All wheelchairs not in use must be left outside the dining room
We are not responsible for personal possessions left with your walker or wheelchair*

RESERVATIONS

Call 949-268-2354

The Board has a no reservations policy for the Dining Rooms. Seating will be on a first come, first served basis. If you have a large party that requires a reservation, please contact the number above to have your event scheduled and catered in a separate room.

GUEST TICKETS

All tickets for non-resident visitors must be purchased at the front desk
Dining room servers or hosts are not allowed to handle money or purchase tickets on your behalf

Please present your ticket upon entering the dining room

Prices

\$18/Adult

\$7/Child

SPECIAL EVENT TICKETS

Special events are considered any event held outside of the dining rooms
Different prices might apply and reservations are required
Please check with front desk

SPECIAL GROUP DINNERS

If your group is larger than 10 persons we recommend
reserving a separate area with a private server at an additional cost
Please check with the activities department to make sure an area is available

DRESS CODE

RESOLUTION M50-15-18

Dining Room and Common Area Dress Code Guidelines

WHEREAS, Laguna Woods Mutual No. Fifty has maintained a dress code for common areas and both the California and Crystal dining rooms since the inception of The Towers; and

WHEREAS, good grooming (clothing, hair, face and hands) is expected at all times in the dining rooms and common areas; and

WHEREAS, the following dress codes for The Towers' dining rooms and common areas apply to both residents and their guests (for whom residents are responsible);

NOW THEREFORE BE IT RESOLVED, April 16, 2015, that the Board of Directors of this Corporation, on behalf of the Corporation, hereby states the Laguna Woods Mutual No. Fifty Dining Room and Common Area Dress Codes as attached (with images displayed in the dining rooms);

RESOLVED FURTHER, that the Staff of the Food Service provider is hereby authorized and empowered to enforce these guidelines by politely requesting that residents or guests who violate the dress code to not sit in the Dining Room until their dress meets the code and report any further possible violations to the Towers Administrator; and

RESOLVED FURTHER, that in an instance where a possible violation of the dress code is observed, the information regarding the violation will be communicated to the Administration Office Staff (IN WRITING) stating the name of the resident or guest, and the date, time, and the specific offense. Staff will advise the resident of the alleged possible offense with a polite, positive letter; and

RESOLVED FURTHER, that Resolution M50-11-64 dated October 20, 2011 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.