

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

June 18, 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, June 18, 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, and John Schulte, Cheryl Ann Wong, and John Besmehn of Pangea Corp.
Executive Session: Katy Howe, Jerry Storage, Christine Polek, Blessilda Fernandez, Michelle Calles of Guckenheimer

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 Kendro led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

By unanimous consent, the Board moved agenda item 14(a) to immediately follow Approval of the Agenda, and added "Update on Washer and Dryer" as agenda item 13(a) under Old Business.

Without objection, the agenda was approved as amended.

NEW BUSINESS (Items for Discussion and Consideration)

Marketing Presentation from Pangea Corp.

Cheryl Ann Wong of Pangea Corp. provided a marketing presentation, and answered questions from the Board and Members.

APPROVAL OF MINUTES

Without objection, the Board approved the minutes of the Regular Meeting of May 21, 2015.

PRESIDENT'S COMMENTS

President Rothberg commented on LED lighting upgrades, 2016 business planning, and the permits and inspections process.

GOLDEN RAIN FOUNDATION REPORT

Mr. Jerry Storage gave the June 2, 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 resales and leasing activity at The Towers.

ADMINISTRATOR'S REPORT

Ms. Katy Howe provided updates on LED lighting upgrades, bids for generator replacement, replacement of the housekeeping washer and dryer, new TVs for the Key Club, hearing loop installation in Lortscher Hall, and recycling in The Towers. 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 dining room reservations, birthday dinners, food service, bridge room chairs, and maintenance access to units.

RESPONSE TO MEMBERS' COMMENTS

The Directors briefly responded to Members' comments.

CONSENT CALENDAR

Without objection, the consent calendar was approved as written and the Board took the following action:

Approve Construction Notice and Authorization for Unit 959 (Powell).

OLD BUSINESS

Update on Washer and Dryer

This item was not discussed, as it was addressed during the Administrator's Report.

NEW BUSINESS (Continued)

Discuss and Consider Flier and Menu Distribution in The Towers

Ms. Katy Howe discussed the efficiency and cost of preparing and delivering the weekly activity schedule and the weekly menu, and answered questions from the Board.

Director Wellikson made a motion to keep the current service of activities schedule and menu delivery. Director Dalis seconded the motion.

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

Review New Orientation Package

Ms. Howe updated the Board on the review of the new resident orientation package and changes that have been made to the paperwork and orientation process, and answered questions from the Board.

Without objection, the Board directed that staff compile information on the cost for golf cart parking and an appropriate charging fee.

The Board agreed to send revisions and corrections to Ms. Howe that they would like to see on the new resident orientation documents, and will review them again at their July Regular Board Meeting.

Discuss and Consider Occupant Status and Paperwork

Ms. Howe discussed the resident status of "occupant" with the Board, as well as the Application for Occupancy Permit.

Director Nahoum made a motion for staff to revise the policy and application for occupancy, so there is a more defined relationship between the owner and additional occupant. The motion was seconded by Director Dalis and discussion ensued.

Director Kendro made an alternate motion to require that residents must be owners or lessees, and to eliminate the category of "occupant." This would require a tenant-landlord relationship. Director Dalis seconded the motion and discussion ensued.

Director Nahoum withdrew his original motion.

By a vote of 4-0-0, Director Kendro's motion carried.

Without objection, the Board directed that staff investigate weight restrictions for animals in The Towers.

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.

GRF COMMITTEE REPORTS

For the sake of time, not all GRF committees were discussed.

Community Activities Committee

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

Finance Committee

Director Kendro reported on behalf of the GRF Finance Committee.

Media & Communications Committee

Director Nahoum reported on behalf of the GRF Media & Communications Committee.

Clubhouse 2 Renovation Ad Hoc Committee

President Rothberg reported on behalf of the GRF Clubhouse 2 Renovation Ad Hoc Committee.

RECESS

The meeting recessed at 4:12 P.M. and reconvened into Executive Session at 4:17 P.M.

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

During its Regular Executive Session meeting of May 21, 2015, the Board approved the April 16, 2015 Regular Executive Session minutes and the May 11, 2015 Special Executive Session minutes; approved 1 delinquent assessment write-off and 1 partial payment; and discussed litigation, contractual, and delinquency matters.

There being no further business to come before the Board, the June 18, 2015 meeting was adjourned at 6:10 P.M.

Sy Wellikson, Secretary