

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

October 21, 2015

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30 PM on Wednesday, October 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: Jerry Storage, Katy Howe, Kim Taylor
Executive Session: Jerry Storage, Katy Howe, Kim Taylor

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:30 PM and established a quorum.

PLEDGE OF ALLEGIANCE TO THE FLAG

Director Ryna Rothberg led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Without objection, the agenda was approved as written.

APPOINT NEW MUTUAL NO. FIFTY BOARD MEMBER

Director Wellikson moved to appoint Marilyn Ruekberg to replace Director Chase Kendro, who has submitted her resignation as of October 29, 2015, effective October 30, 2015. Director Nahoum seconded the motion. By a vote of 5-0-0 the motion carried.

ELECTION OF OFFICERS

PRESIDENT

President Rothberg entertained nominations for President.

Director Wellikson nominated Director Ryna Rothberg for the position of President.

Director Rothberg accepted the nomination.

Absent additional nominations, the floor was closed to nominations. By way of acclamation Director Ryna Rothberg was elected President.

VICE PRESIDENT

President Rothberg entertained nominations for Vice President.

Director Wellikson nominated Director John Dalis for the position of Vice President.

Director Dalis accepted the nomination.

Absent additional nominations, the floor was closed to nominations. By way of acclamation Director John Dalis was elected Vice President.

TREASURER

President Rothberg entertained nominations for Treasurer.

Director Dalis nominated Director Sy Wellikson for the position of Treasurer.

Director Wellikson declined the nomination.

Director Wellikson nominated Director Marilyn Ruekberg for the position of Treasurer.

Director Ruekberg accepted the nomination.

Absent additional nominations, the floor was closed to nominations. By way of acclamation Director Marilyn Reukberg was elected Treasurer.

SECRETARY

President Rothberg entertained nominations for Secretary.

Director Dalis nominated Director Sy 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 Sy Wellikson was elected Secretary.

Secretary of the Corporation Sy Wellikson read a proposed resolution approving the Board Officers. Director Wellikson moved to approve the resolution. Director Nahoum seconded the motion. By a vote of 5-0-0 the motion carried and the Board approved the following resolution:

RESOLUTION M50-15-47

Board Officers

RESOLVED, October 21, 2015, that the following persons are hereby elected as officers of this corporation effective October 30, 2015:

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

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
Cris Robinson	Assistant Secretary
Wendy Panizza	Assistant Secretary

RESOLVED FURTHER, that Resolution M50-15-30, adopted May 21, 2015 is hereby superseded and cancelled.

APPROVAL OF MINUTES

Without objection, the Board approved the regular open minutes of September 17, 2015 as written.

PRESIDENT'S COMMENTS

President Rothberg briefly commented on various items concerning the Mutual.

GOLDEN RAIN FOUNDATION REPORT

Mr. Jerry Storage gave the October 6, 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 reported on the ongoing construction projects at the Towers, spoke to coyotes and an outbreak of West Nile virus, and stated that so called "flushable wipes"

should never be flushed. Ms. Howe provided an overview of the Guckenheimer and the Maintenance reports.

REVIEW PRELIMINARY FINANCIAL STATEMENTS

Director Kendro reviewed the Preliminary Financial Statements for the Members and the Board of Directors.

MEMBERS' COMMENTS

Mutual Fifty Members commented on various items concerning the Mutual:

Susan Peacock (761) spoke to a Birthday Dinner meal issue.

Julia Ross (562) spoke to her concern regarding the Transition.

Nancy Hou (204) spoke to her concern regarding the Transition.

Bryna Kulla (255) commented on a rumor regarding the bus system.

Steve Handelman (251) spoke to his concern regarding the amenities during the Transition.

RESPONSE TO MEMBERS' COMMENTS

The Directors briefly responded to Members' comments.

CONSENT CALENDAR

Without objection, the Board approved the Consent Calendar as written and the Board took the following actions:

RESOLUTION M50-15-48

Approve Recording of a Lien

WHEREAS, Member ID 932-962-58 is currently delinquent to Laguna Woods Mutual No. Fifty with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, October 21, 2015, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-962-58; 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.

RESOLUTION M50-15-49

Regular Board Meeting Time Change to 1:30 PM

WHEREAS, due to the steady increase of Board business, the Board desires to begin the regularly scheduled monthly board meeting earlier; and

NOW THEREFORE BE IT RESOLVED, October 21, 2015, that the Board of Directors hereby changes the time of the regular monthly Mutual No. Fifty Board meeting to begin at 1:30 PM instead of 2:00 PM; and

RESOLVED FURTHER, that Resolution M50-15-13, adopted March 19, 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.

OLD BUSINESS

No Old Business came before the Board this month.

NEW BUSINESS (Items for Discussion and Consideration)

Discuss and Consider Estate Sales Rules

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving Estate Sales Rules. Director Wellikson moved to approve the resolution. Director Kendro seconded the motion. Discussion ensued.

RESOLUTION M50-15-XX

Rules for Estate Sales in Laguna Woods Mutual No. Fifty (The Towers)

WHEREAS, estate sales and sales advertised to non-resident guests conducted at manor residences, and not at GRF facilities, provide residents within the Community the opportunity to dispose of unwanted personal goods; and

WHEREAS, the Golden Rain Foundation have set rules for estate sales in 2013 by way of Resolution 90-12-134 and Resolution 90-15-28, with its governance authority over entry into the Community for these sales; and

WHEREAS, estate sales being held at The Towers often include items that most likely were brought in from outside The Towers' condominium unit; and

WHEREAS, currently, Laguna Woods Mutual No. Fifty does not have formal rules governing estate sales;

NOW THEREFORE BE IT RESOLVED, January 21, 2015, the Board of Directors of this Corporation hereby approves formal rules governing estate sales as listed herein:

Rules for Estate Sales in Laguna Woods Mutual No. Fifty (The Towers)

1. Estate sales may be held **Monday through Friday** ~~any day of the week~~ and must be scheduled in advance at the Reception Desk (949) 597-4278.
2. Estate sales at The Towers may not begin before 10:00 a.m. or last past 3:00 p.m.
3. Sale merchandise is strictly limited to those items in the unit. Bringing merchandise from other locations or other owner properties is strictly prohibited.
4. The owner/member(s), or his/her authorized agent(s), or legal representative must advise persons attending sale of the following:
 - a. Cars must be parked in the lower (South) Towers parking lot or they may be subject to tow.
 - b. No disturbances to neighbors should occur during the sale.
 - c. Towers residents have first priority in elevators; estate sale organizers must escort attendees up in the elevators in groups no larger than **5** 40 at a time.
5. The owner/member(s) are responsible for non-resident's guests' conduct including any disturbance or damage to Mutual property that occurs as a result of the sale.
6. Signs advertising the sale may be posted only in designated areas on Towers property.
7. All sale items must be sold inside the property (not in carports or storage locker area).
8. Non-residents **shall follow GRF's Community entry rules and** ~~who submit the Tear Off portion of the flyer will be admitted promptly at 10:00 a.m. at the gate. Non-residents without the Tear Off will not be permitted entry.~~ non-residents shall leave the community when they have completed their purchasing or the sale is over.
9. Any authorized agent who fails to adhere to these rules shall no longer be allowed to host estate sales at The Towers.
10. Questions should be directed to Towers Administration at (949) 597-4228.

RESOLVED FURTHER, that the rules are to be given to estate sale organizers as they come to schedule an estate sale at The Towers; and

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

By a vote of 4-0-0 the motion carried as amended and the Board postponed the resolution to the January meeting to satisfy the 30-day notification requirement, to comply with Civil Code §4360.

Discuss and Consider Saddleback Emeritus Spring Schedule for the Towers

Director Wellikson moved to approve the schedule changes as submitted by Saddleback Emeritus management. Director Nahoum seconded the motion. Discussion ensued. By a vote of 4-0-0 the motion carried.

Discuss and Consider Renaming Bridge Room to Game Room

Secretary Sy Wellikson read a proposed resolution approving Renaming Bridge Room to Game Room. 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 approved the following resolution:

RESOLUTION M50-15-50

Name Change of the Bridge Room to Game Room

WHEREAS, the Bridge Room is now being used for a variety of resident activities; and

NOW THEREFORE BE IT RESOLVED, October 21, 2015, that the Board of Directors of the Corporation hereby approves that the Bridge Room shall be named the "Game Room" to clarify that it is to be used for a variety of resident activities; 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 Proper Use of Mutual No. Fifty Common Area

The Board briefly discussed the proper use of Mutual No. Fifty Common Area. Without objection, the Board moved the agenda item to the November Board meeting.

Discuss and Consider Request from Braille Institute

Director Wellikson moved to allow the Braille Institute to offer classes at the Towers for the residents of the Towers. Director Kendro seconded the motion. Discussion ensued. By a vote of 4-0-0 the motion carried.

Discuss and Consider Mutual No. Fifty Committee Appointments

Without objection, the Board tabled approval of the Mutual No. Fifty Committee Appointments to the November meeting.

Discuss and Consider GRF Committee Appointments

Without objection, the Board tabled approval of the GRF Committee Appointments to the November meeting.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee

No meeting was held and no report was given.

Marketing Committee

No report was given on behalf of the Marketing Committee.

Orientation Committee

No meeting was held and no report was given.

Activities Committee

No report was given on behalf of the Activities Committee.

GRF COMMITTEE REPORTS

Community Activities Committee

No meeting was held and no report was given.

Energy Committee

No report was given on behalf of the GRF Energy Committee.

Finance Committee

No report was given on behalf of the GRF Finance Committee.

Landscape Committee

No report was given on behalf of the GRF Landscape Committee.

Maintenance & Construction Committee

No report was given on behalf of the Maintenance & Construction Committee.

Media & Communications Committee

No report was given on behalf of the GRF Media & Communications Committee.

Mobility and Vehicles Committee

No meeting was held and no report was given.

Clubhouse 2 Renovation Ad Hoc Committee

No report was given on behalf of the GRF Clubhouse 2 Renovation Ad Hoc Committee.

Security and Community Access Committee

No report was given from the Security and Community Access Committee.

Laguna Woods Village Traffic Hearings

No report was given from the Laguna Woods Village Traffic Hearings.

RECESS

The meeting recessed at 3:00 PM and reconvened into Executive Session at 3:05 PM.

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

During its Regular Executive Session meeting of September 17, 2015, the Board approved the minutes of August 20, 2015 Regular Executive Session, the minutes of the August 31, 2015 and September 10, 2015 Special Executive Sessions as written; approved one (1) Delinquent Assessment Write-Off; discussed the Mutual Owned/Occupied Unit Report; reviewed the Delinquency Report; discussed contractual matters; and discussed litigation matters.

During the September 18, 2015 Special Closed Session Board meeting the Board discussed and considered contractual matters.

During the September 18, 2015, the October 2, 2015, the October 9, 2015, and the October 16, 2015 Special Closed Session All Boards meeting the Board discussed and considered contractual matters.

During the September 24, 2015 Special Closed Session Board meeting the Board discussed and considered contractual matters.

During the October 6, 2015 Special Closed Session Board meeting the Board approved minutes of previous Executive Session meetings and discussed and considered contractual matters.

There being no further business to come before the Board, the meeting was adjourned at 4:00 PM.

Sy Wellikson, Secretary