

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

April 21, 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, April 21, 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, Chuck Johnson, Kristen Orr

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:32p.m. and established a quorum.

PLEDGE OF ALLEGIANCE

Director Sy Wellikson led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Director John Dalis moved and Director Henry Nahoum seconded a motion to approve the agenda. It was approved unanimously.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the regular open minutes of March 17, 2016 and the special open meeting minutes of April 14, 2016 as written.

PRESIDENT'S COMMENTS

President Rothberg had no comment.

GOLDEN RAIN FOUNDATION REPORT

Ms. Howe gave the April 5, 2016 Golden Rain Foundation Board Meeting Report and answered questions from the Board and Members.

GENERAL MANAGER'S REPORT

Ms. Howe reported on last month's supplemental appropriation for the west-end, south-side valve replacements, which are now complete. She also noted that the generator and fire pump installations are in the final phases of completion, with all inspections completed and only minor modifications and agency signoffs still required. She noted that Staff has solicited quotes to build a noise abatement barrier for the generator. Ms. Howe also gave the monthly maintenance and food service report.

TREASURER'S REPORT

Director Nahoum had no report.

MEMBERS' COMMENTS

Bryna Kulla, unit 255, and Steve Handelman, unit 251, spoke about people from outside The Towers drinking coffee and eating cookies in the Hearth Rooms.

Steve Handelman, unit 251, also spoke the lack of grocery stores in the area.

Renee Merer, unit 1005, spoke about no Real Estate Report being given.

RESPONSE TO MEMBERS' COMMENTS

Directors and General Manager briefly responded to Members' comments.

CONSENT CALENDAR

- (a) Unit 505 Construction Notice documentation was not available, so the Board tabled the discussion for a future meeting.

OLD BUSINESS

Entertain Motion to Approve Lortscher Hall Seating Rules

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving the revision to Lortscher Hall and Dining Room Seating Rules.

Resolution 50-16-XX **Lortscher Hall and Dining Room Seating Rules**

WHEREAS, part of the population at The Towers requires ambulatory assistance devices, such as walkers, wheelchairs, and scooters; and

WHEREAS, use and haphazard parking of these devices can lead to *ingress and* egress problems in Lortscher Hall and the dining rooms, which affects all Towers' residents' enjoyment of these facilities;

NOW THEREFORE BE IT RESOLVED, June 16, 2016, that the Board of Directors of this Corporation hereby approves the following seating rules for both Lortscher Hall and the Dining Rooms:

1. During events in Lortscher Hall where there is "theatre-style" seating (musical performances, movies, shows), seating for residents who need to bring their walker, wheelchair, or scooter into the room with them are allowed to sit on the right half of the room, in either the front row, the seats on the right side of the room, and in the back row of the right side. Walkers and other devices may be parked in front of residents in the front row, to the right of residents on the right side, or behind residents in the back row. Staff at larger events will direct residents to this seating.

2. Residents with no ambulatory devices are allowed to sit anywhere else in the room, but to save these previously mentioned seats for residents and their devices.
3. Residents who use these devices for convenience, but can park them outside Lortscher Hall themselves may sit anywhere else in the room.
4. Residents will follow the seating direction of Staff in being seated prior to a performance.
5. When dining in both the California and Crystal Dining Rooms, residents are not allowed to keep their devices with them at their table (especially walkers) and must allow food service personnel to keep the walkways between tables clear for residents and servers to move throughout the dining room. Walkers and large scooters will be stored by food service personnel directly outside the dining rooms.
6. If food service personnel moved a residents' mobility device outside the dining room, resident should notify the personnel in a timely manner that they would like the device returned. There may be short wait.
7. Failure to follow direction of Staff at events in Lortscher Hall or to follow the direction of food service personnel in the dining rooms could lead to fines, legal fees, and ultimately loss of membership in the association.
8. Blocking **ingress and** egress of fellow residents at unstaffed events could lead to fines, legal fees, and ultimately loss of membership in the association.

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.

Sy Wellikson moved to provide 30-day notice of the proposed rule change to the membership. Director Nahoum seconded the motion. Director Dalis noted a scrivener's error and requested that the resolution include the term 'ingress and' in each place egress was mentioned. By a vote of 3-0-0 the motion carried.

NEW BUSINESS (Items for Discussion and Consideration)

Exterior Building Paint Color Selection

Ms. Howe explained that Staff is finalizing the exterior paint program request for proposal. Ms. Howe presented the Board and members with palette selections for discussion and review. By unanimous consent, the Board directed Staff to mount the four sample palettes in The Towers' lobby for further consideration.

Signatories for Corporation's Merrill Lynch Account

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution:

Resolution 50-16-09
Merrill Lynch Portfolio Signatories

WHEREAS, Laguna Woods Mutual No. Fifty holds much of its funds in a Merrill Lynch Working Capital Management Account; and

WHEREAS, working capital management accounts ensure that a firm is able to continue its operations and that it has sufficient ability to satisfy both maturing short-term debt and upcoming operational expenses; and

WHEREAS, the Board's Management Agreement authorizes staff to sign for other working capital, such as accounts payable; and

NOW THEREFORE BE IT RESOLVED, April 21, 2016, that the Board of Directors of this Corporation hereby appoints both Katy Howe, General Manager, and Debra Roberts, Controller, as authorized representatives of the association and signers for the Merrill Lynch Working Capital Management Account; 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 and the Board of Directors adopted the following resolution.

Evaluate New Recycling Plan for Towers

Ms. Howe proposed a recycling plan developed for The Towers in coordination with the City of Laguna Woods. She noted that Waste Management could designate one day per week as "recycling day." That day, there would be recycle bins placed under the trash chutes. Director Wellikson expressed doubt that this would be a workable solution. The Board declined to take further action on in-building recycling, and requested that Ms. Howe bring other recycling options to a future Board meeting.

Consider Corporate Earthquake Insurance

Ms. Howe noted that, given the number of times she has been asked about earthquake insurance for The Towers, she had communicated with the Corporation's insurance broker regarding earthquake insurance for the Corporation. She noted that the broker developed an estimate of approximately \$55,000/year for earthquake insurance for the entire building. A policy at this price would include a 5% deductible (\$2.7 million). By unanimous consent, the Board directs Ms. Howe to seek further information from CAI on how other communities determine whether to obtain earthquake insurance.

Replacement Cost of Key Fobs

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

Resolution 50-16-10
Key Fob Replacement Price

WHEREAS, residents are required to use a key access card to enter the building anywhere other than the Front Lobby of The Towers; and

WHEREAS, residents repeatedly complained about the difficult of using the key access cards and asked for ways to attach cards to their key chains, including hole-punching their keycards which would render them unusable; and

WHEREAS, key fobs are available for approximately \$5 more per person and attach easily to residents' key chains; and

NOW THEREFORE BE IT RESOLVED, April 21, 2016, that the Board of Directors of this Corporation hereby approves replacement of key fobs for a resident who has lost their key access card at a cost of \$15 to the resident; and

RESOLVED FURTHER, that this price cover the cost of the materials and staff time to reprogram the new key fob and ensure that the old one is deactivated; 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 Nahoum seconded the motion. By a vote of 3-0-0, the motion carried and the Board of Directors adopted the resolution.

Endorsement of Golden Rain Foundation's Security and Community Access Committee's Resolution

Mutual Fifty received a request from the GRF Security and Community Access Committee to endorse a proposed resolution where unlicensed resident drivers would be required to either produce a valid driver's license to GRF within 14 days or surrender their GRF vehicle decal, prior to the resolution going to the GRF Board for approval in May.

Director Wellikson moved to endorse the proposed resolution. Director Nahoum seconded the motion. By a vote of 3-0-0, the motion carried and the Board of Directors endorsed the resolution.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee – Henry Nahoum

Director Nahoum reported that the committee reviewed the check register for January-March as well as the proposed budget for 2016.

Activities Committee Report – Audrey Small

Ms. Small noted the successful committee meeting and welcomed any suggestions for entertainment.

GRF COMMITTEE REPORTS

Community Activities Committee - John Dalis

Director Dalis commented on the naming of Clubhouse 3 as the Laguna Woods performing arts building.

Energy Committee - John Dalis

Director Dalis reported that the GRF Energy Committee discussed installing electric vehicle charging stations at the various clubhouses. They are also talking about LED lighting being installed throughout the village.

Finance – Henry Nahoum

Director Nahoum noted that the GRF Finance Committee discussed the extra appropriations for Clubhouse 2. He also reported that the Select Audit Committee approved the audit.

Landscape – Sy Wellikson

Director Wellikson noted that the GRF Landscape Committee discussed the gatehouse landscape renovations at Gates 5 and 6 and the status the re-evaluation of garden centers and the handling of the process.

Maintenance & Construction – Ryna Rothberg

Director Rothberg had no report.

Media & Communications- Sy Wellikson

Director Wellikson had no report.

Mobility & Vehicles- John Dalis

Director Dalis reported on the adjusted bus transportation schedule and the possibility of purchasing a second lift bus. He also said that the possibilities and challenges facing the bus system in the future will be evaluated by the committee.

Security and Community Access – Henry Nahoum

Director Nahoum reported 25 incidents were heard in March, none involving Towers' residents. He also noted that violations are not reported outside of the Village.

Administrative Process and Procedures Ad-Hoc Committee – Ryna Rothberg

Chair Rothberg had no report.

RECESS

The meeting recessed at 3:21p.m. and reconvened into Executive Session at 3:32p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of March 17, 2016, the Board approved the minutes of the February 18, 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 4:32 p.m.

Sy Wellikson, Secretary