

**OPEN MEETING**

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

**June 16, 2016**

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30p.m. on Thursday, June 16, 2016 at 24055 Paseo Del Lago W, Laguna Woods, California.

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

**Staff Present:** Katy Howe, Ed Presley, Chuck Johnson, Kristen Orr

**CALL TO ORDER**

President Ryna Rothberg called the meeting to order at 1:38 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 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 May 19, 2016 as written.

**PRESIDENT'S COMMENTS**

President Rothberg noted that she and Ms. Howe attended the Saturday, June 11, 2016 Men's Forum Meeting and that she and Ms. Howe will continue reviewing the feedback they received. Ms. Rothberg also stressed the need for volunteers for the Board and on various committees at The Towers.

**GOLDEN RAIN FOUNDATION REPORT**

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

**GENERAL MANAGER'S REPORT**

Ms. Howe reported that on June 28, 2016 The Towers will be hosting The Orange County Fire Authority as they perform a practice fire drill, wearing full turnout gear. Ms. Howe read the monthly maintenance and food service report.

## **TREASURER'S REPORT**

Director Nahoum gave the report for the month of April. The reported variance for April is \$83,000. The Y.T.D. Net Income is \$96,506.

## **MEMBERS' COMMENTS**

- Steve Handelman, unit 251, spoke about water conservation.
- Anne Gilbert, unit 1401, spoke about recycling water from the ocean.
- Saretta Berlin, unit 862, spoke about concerns regarding access through Gate 10.
- Sylvia Belzer, unit 759, spoke about concerns with the automatic door by the Tower 2 elevators.
- Martin Langer, unit 1406, spoke about dining service complaints.
- Sally Schwartz, unit 905, spoke about dining service complaints.

## **RESPONSE TO MEMBERS' COMMENTS**

Directors and the General Manager responded to Members' comments.

## **CONSENT CALENDAR**

None.

## **OLD BUSINESS**

### **Lortscher Hall and Dining Room Seating Rules**

Secretary Wellikson read the proposed resolution to implement the new seating rules:

#### **Resolution 50-16-13** **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. Committee meetings will be unaffected by this change.

Director Wellikson moved to approve the resolution. Director Nahoum seconded the motion. Ms. Howe noted that while this resolution was on 30-day-notification, no comments were received. By a vote of 3-0-0, the motion carried and the Board of Directors adopted the resolution.

### **NEW BUSINESS (Items for Discussion and Consideration)**

#### **Unit 1255 Construction Notice**

Ms. Howe recommended the replacement of kitchen and bathroom faucets in unit 1255.

Director Wellikson moved to follow the direction of staff and authorize the replacement of the faucets in unit 1255. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

### **Mutual Fifty Committee and GRF Task Force Appointments**

Secretary Wellikson read the proposed resolution to a Mutual Fifty Committee:

**RESOLUTION M50-16-14**

**Mutual Fifty Committee Appointments**

**RESOLVED**, June 16, 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 Geib  
Gloria Hollander  
Anita Margulis - Advisor

**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  
Herb Harris  
Renee Merer  
**Steve Handelman**

Norm Stevens  
Claire Weisberg

**Orientation Committee:**

Marilyn Ruekberg, Chair  
Bea Gross  
Roz Kreeger  
Katie Holgate  
Claire Weisberg  
Idell Holburt  
Sally Schwartz  
Audrey Small

**Architectural Control Committee (Committee of the Whole)**

Ryna Rothberg - Chair

**RESOLVED FURTHER**, that Resolution M50-16-06, adopted March 17, 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 and the Board of Directors adopted the resolution.

Secretary Wellikson read the proposed resolution to approve the following appointment:

**RESOLUTION M50-16-15**

**GRF Committee Assignments**

**RESOLVED**, June 16, 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

**Financial Reporting Study Group**

Henry Nahoum

**Administrative Process and Procedures Ad-Hoc Committee**

Ryna Rothberg

**Laguna Woods Village Traffic Hearings**

**Henry Nahoum**

***Board Members by Rotation***

**Village Breeze Task Force**

***Saretta Berlin***

**RESOLVED FURTHER**, that Resolution M50-16-07, adopted March 17, 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.

Membership expressed concerns regarding being unaware of the Village Breeze Newsletter. Director Nahoum requested a note in the Tall Tower Tales announcing the Village Breeze Newsletter. Ms. Howe said she would add the note.

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.

### **Merrill Lynch Reserve Fund Account Signatories**

Secretary Wellikson read the proposed resolution to authorize signers for the account:

#### **Resolution 50-16-16** **Merrill Lynch Portfolio Signatories**

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

**WHEREAS**, state law requires that two signatures of board members (or one board member and one non-Board officer) be used to withdraw monies from such an account;

**NOW THEREFORE BE IT RESOLVED**, June 16, 2016, that the Board of Directors of this Corporation hereby appoints Ryna Rothberg, Board President, and Henry Nahoum, Board Treasurer, as authorized representatives of the association and signers for the Merrill Lynch Account; and

**RESOLVED FURTHER**, that Resolution 50-16-09 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 Dalis 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.

### **Towers' Marketing Campaigns**

Secretary Wellikson read the resolution to approve the following marketing expenses:

#### **Resolution 50-16-17**

**WHEREAS**, Mutual No. Fifty has ongoing marketing efforts; and

**WHEREAS**, the Marketing Committee has identified a need to educate realtors on The Towers and a need for corporate equipment that captures event photos; and

**WHEREAS**, a Realtor Lunch would cost approximately \$250 each time it was held; and

**WHEREAS**, semi-professional camera equipment costs approximately \$2,000-\$5,000, depending upon its features; and

**NOW THEREFORE BE IT RESOLVED**, June 16 2016, that the Board of Directors of this Corporation hereby approves the creation of one Realtors' Lunch at a cost not to exceed \$250 as an unbudgeted operating expense and the purchase of semi-professional camera equipment, not to exceed \$3,000 as an unbudgeted operating expense; 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. Director Dalis called for clarification on the frequency of the Realtor's Lunch. The Board agreed that the lunch shall be held once, annually. By a vote of 3-0-0, the motion carried and the Board of Directors adopted the resolution.

#### **Supplemental Appropriation for 5-Year Standpipe Certification**

Secretary Wellikson read the proposed resolution to approve funding for standpipe testing and certification:

#### **Resolution 50-16-18** **Supplemental Appropriation for 5-Year Standpipe Certification**

**WHEREAS**, Laguna Woods Mutual No. Fifty has Class 1 and Class 2 standpipe fire suppression systems; and

**WHEREAS**, the corporation is required to have these systems tested every five years; and

**WHEREAS**, due to the fire pump replacement project's delays, the corporation is required to perform this testing and certification immediately; and

**WHEREAS**, the corporation will be bidding out the testing, but an initial estimate for the testing was provided at approximately \$40,000;

**NOW THEREFORE BE IT RESOLVED**, June 16, 2016, that the Board of Directors of this Corporation hereby approves a \$40,000 supplemental appropriation from the replacement reserve fund for the testing and certification of the standpipe fire suppression systems; 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 Nahoum moved to approve the resolution. Director Dalis seconded the motion. Ms. Howe explained the function of a standpipe in relation to the fire sprinkler system. By a vote of 3-0-0, the motion carried and the Board of Directors adopted the resolution.

### **Move Date for July Monthly Board Meeting**

Director Rothberg asked that July's Board Meeting take place on the fourth Thursday, July 28, 2016 due to Ms. Howe's scheduled vacation.

Director Wellikson made a motion to schedule July's Board Meeting for Thursday, July 28<sup>th</sup> at 1:30 p.m. Director Nahoum seconded the motion. By a vote of 3-0-0, the motion carried.

### **Building Exterior Paint Colors**

Ms. Howe requested permission to seek expertise from an architectural consultant as The Board continues to move forward in choosing paint colors. Nancy Hou brought forward a concern regarding the cost of a consultant. Mr. Johnson acknowledged the concern and clarified the need for an expert to join in at this final phase of the decision making process.

By consensus, The Board directed Ms. Howe to hire an architectural consultant for choosing exterior paint colors.

### **Volunteer Recognition**

President Rothberg recognized the importance of volunteers at The Towers. She announced that a list of volunteers will be posted in The Lobby to publicly recognize and thank them for their service.

### **Crystal Dining Room Dress Code Change**

Secretary Wellikson read the proposed resolution to amend the dress code:

#### **Resolution 50-16-XX**

**WHEREAS**, Mutual No. Fifty passed Resolution 50-15-18, which requires that men wear a suit jacket or sports coat during the meal in the Crystal Dining Room, in 2015; and

**WHEREAS**, men have complained that wearing a long sleeved jacket or coat during the summer months makes the dining experience in the Crystal Dining Room uncomfortable; and

**NOW THEREFORE BE IT RESOLVED**, July, 28 2016, that the Board of Directors of this Corporation hereby approves an annual one month modification of the resolution to allow men to attend dinner in the Crystal Dining Room without suit coats or jackets during the month of August; 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 add an amendment to the resolution; men shall be allowed to remove their suit coats or jackets during dinner service if the outdoor temperature reaches 85 degrees or above.

President Rothberg seconded the motion. By a vote of 0-4-0, the motion failed.

Director Dalis moved to add an amendment to the resolution; men shall be allowed to remove their suit coats or jackets during dinner service during the months of August and September, annually.

President Rothberg seconded the motion. By a vote of 1-3-0, the motion failed.

Membership gave comments on this resolution, including alternative solutions and further suggestions.

Director Wellikson moved to approve the original resolution. Director Nahoum seconded the motion. By a vote of 0-4-0, the motion failed.

### **Allowing Non-Member Lessees to Attend Board Meetings**

Director Nahoum moved for lessees to be allowed to attend Board Meetings, without verbal participation. Director Dalis seconded the motion.

The Board discussed the motion and offered the background on why this policy was originally implemented. Membership commented on the motion. President Rothberg noted that the Resident's Forum was created for all residents, including lessees, to receive information on corporate business and express concerns about current Towers' projects.

By a vote of 0-3-0, the motion failed.

## **MUTUAL FIFTY COMMITTEE REPORTS**

### **Finance Committee – Henry Nahoum**

Director Nahoum noted that February, March and April financial statements were reviewed. The committee requested that Staff provide a list of Mutual Fifty contracts for discussion/allocation purposes during the budget process.

### **Marketing Committee – Ryna Rothberg**

President Rothberg spoke about Ms. Howe appearing on Channel 6, the Prospective Resident and Realtor Receptions, and the advertisements placed in The Globe.

**Orientation Committee Meeting – Marilyn Ruekberg**

No meeting.

**Activities Committee Report – Renee Merer**

Renee Merer reviewed the committee report for the June 9, 2016 meeting. She highlighted the Memorial Day BBQ and announced future activities and events.

President Rothberg asked for staff to submit trips to be advertised in The Globe. Kristen Orr agreed and said she will submit content to The Globe for the August trip to Sherman Gardens.

**GRF COMMITTEE REPORTS**

**Community Activities Committee - John Dalis**

Director Dalis reported that Clubhouse 2 is making construction progress.

**Energy Committee - John Dalis**

Director Dalis reported that L.E.D. bulbs are being installed at the various clubhouses.

**Finance Committee – Henry Nahoum**

Director Nahoum reported on updates to ongoing action items. Additional funds are being requested for core network hardware and software, as well as investment in a manager to transact purchases and sales.

**Landscape Committee – Sy Wellikson**

Director Wellikson reported that \$40,000 was invested in equipment for chipping and mulching. At Clubhouse 6, they are looking to reduce the grass area. They authorized \$50,000 in funds to remove the turf and replace with ground cover. \$50,000 will be spent on Aliso Creek maintenance.

**Maintenance and Construction Committee – Ryna Rothberg**

No report.

**Media and Communications Committee- Sy Wellikson**

Director Wellikson reported on the introduction of the new head of the Security Division at VMS. He also noted that many of VMS's current systems are being considered for update so that everything is eventually automated.

**Mobility and Vehicles Committee - John Dalis**

Director Dalis reported that he was unable to attend the meeting. He asked membership about their satisfaction with the bus system. Those present expressed satisfaction.

**Clubhouse 2 Renovation Ad Hoc Committee – Ryna Rothberg**

President Rothberg reported that the interior of the building has been dry-walled and the furniture has been selected; all is coming together.

**Security and Community Access – Lou Parker**

A written report was delivered previously to the Board of Directors.

**Laguna Woods Traffic Hearings – Sy Wellikson**

Director Wellikson reported that there were no violations committed by Towers residents.

**RECESS**

The meeting recessed at 3:45 p.m. and reconvened into Executive Session at 3:50 p.m.

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

During its Regular Executive Session meeting of May 19, 2016, the Board approved the minutes of the April 21, 2016, Regular Executive Session.

There being no further business to come before the Board, the meeting was adjourned at 5:00 p.m.

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Sy Wellikson, Secretary