

## SPECIAL OPEN MEETING

### MINUTES OF THE SPECIAL OPEN MEETING OF THE BOARD OF DIRECTORS OF LAGUNA WOODS MUTUAL NO. FIFTY A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

**August 30, 2016**

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:00 p.m. on Tuesday, August 30, 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, Alba Tucker, Alex Banegas, Valerie Martinez

#### **CALL TO ORDER**

President Ryna Rothberg called the meeting to order at 1:04 p.m. and established a quorum.

#### **APPROVAL OF AGENDA**

By consensus the agenda was approved.

#### **2017 Business Plan/Budget for Laguna Woods Mutual No. Fifty Meeting**

Ms. Howe spoke about the current and future income and cost regarding the corporation's five operating departments. She also spoke about the current reserve funds and how they will be used in the coming year.

By consensus, the board authorized management to continue updating the 2017 budget with the following assumptions:

- HOA – Reduction in utilities costs due to equipment and lighting upgrades over the last couple years, and recent implementation of recycling by kitchen contractor. Increase in legal costs to better reflect reality of litigation.
- Administration – Increase in costs to allow for the addition of a Leasing Coordinator.
- Food Service – Reduction in costs to reflect upcoming contract.
- Housekeeping – Small increase in costs to reflect the union and non-union salary adjustments.
- Maintenance – Large increase in costs to reflect increased level of outsourced repairs (plumbing/fire system/electrical/water remediation).

#### **MEMBERS' COMMENTS**

- Steve Handelman, unit 251, commented on conserving water for costs.
- Herb Harris, unit 454, commented on his concern about recovered mutual owned units.

- Jan Forsee, unit 1158, had a question about the comparison on rental amounts versus assessment amounts.

**RESPONSE TO MEMBERS' COMMENTS**

Directors and the General Manager responded to Members' comments.

**ADJOURNMENT**

The meeting was adjourned at 2:36 p.m.

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Sy Wellikson, Secretary