

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

**October 18, 2018**

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, October 18, 2018 at 24055 Paseo Del Lago West, Laguna Woods, California.

**Directors Present:** Ryna Rothberg-Chair, June Greenwald, Al Amado, Inesa Nord-Leth, and John Dalis

**Directors Absent:** None.

**Staff Present:** Katy Howe, Kristen Orr, Ariana Rodriguez

**Others Present:** Chris Jordan, Beecher Carlson Insurance

**CALL TO ORDER**

Director Rothberg called the meeting to order at 2:06 p.m. and established that a quorum was present.

**PLEDGE OF ALLEGIANCE**

Director Greenwald led the membership in the Pledge of Allegiance to the Flag.

**APPROVAL OF AGENDA**

By consensus, the Board approved the agenda.

**APPROVAL OF MINUTES OF MEETING**

Without objection, the Board approved the regular open meeting minutes of:

- September 20, 2018 – Regular Meeting

**INSURANCE UPDATE FROM BEECHER CARLSON**

Mr. Chris Jordan, the Association's insurance broker from Beecher Carlson, presented the upcoming year's insurance coverage for the Association. Discussion ensued.

**FOUNDATION FOR LAGUNA WOODS VILLAGE**

Ms. Chris Collins, representative from the Foundation for Laguna Woods Village, presented the benefits and needs of the Foundation to residents in attendance.

**PRESIDENT'S COMMENTS**

President Rothberg commented on recent telephone scams and that they should be reported and encouraged everyone to go out to vote. She also noted the new monument signs that are currently being installed.

### **GOLDEN RAIN FOUNDATION REPORT**

Katy Howe reviewed the decisions made at the September 2018 Golden Rain Foundation Board meeting.

### **GENERAL MANAGER'S REPORT**

Katy Howe reported on several items at The Towers, including the completed tree trimming around the property, the new dishwasher installation, the new ability of residents to use credit cards at the Reception Desk and Dining Rooms and the new lighting in Tower 2 second floor. She also acknowledged Towers employees and staff changes. Katy also gave management reports for September 2018, including: The Resale Report, the Leasing Report, the Maintenance Report, and the Dining Services Reports.

### **TREASURER'S REPORT/FINANCE COMMITTEE**

Director Amado reported on the Association's financials through August 31, 2018.

### **MEMBER COMMENTS**

- John O'Keefe, unit 813, questioned why the emergency door had an alarm installed.
- Sy Wellikson, unit 1161, questioned the semi-annual dining services survey and questioned the dining services contract.
- Renee Merer, unit 1006, commented on the length of time it took to get their food in the dining room and that waiters should pay more attention to what they are doing.
- Harry Rockey, unit 753, commented on the amount of salt in the food and the little amount of vegetables.
- Violet Gati, unit 1163, commented on the new dishwasher and small food portions.
- Irv Fenton, unit 1059, questioned what to do about insects in his unit.
- Pauline Shusko, unit 1053, discussed who is responsible for rule enforcement, walkers in the dining room, and the "always available items."
- Shelva Lenzkes, unit 401, questioned who has oversight regarding cars parked in the front of the building in the bus pick up area.

### **RESPONSE TO MEMBERS' COMMENTS**

The Board of Directors and Mrs. Howe responded to member comments.

### **MUTUAL FIFTY COMMITTEE REPORTS**

#### **Activities Committee Report**

Mrs. Rothberg reported on anticipating using the Key Club for viewing live sporting events and having cocktail parties.

**Marketing Committee Report**

Mrs. Rothberg reported the activities committee agreed to purchase a commercial spot at the Aliso Viejo movie theater to run from November 9, 2018 through January 3, 2019..

**Transportation Committee**

No meeting, no report.

**Orientation Committee Meeting**

No meeting, no report.

**CONSENT CALENDAR**

**a) Spring Emeritus Schedule**

The Board approved the Spring Emeritus Schedule.

**b) Mutual Fifty Committee Assignments – Add Hillard Gersten to Finance Committee**

Director Nord-Leth read the proposed resolution:

**RESOLUTION M50-18-84**

**Mutual Fifty Committee Appointments**

**RESOLVED**, October 18, 2018, 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:**

No Change.

**Business Planning:**

No Change.

**Finance Committee:**

Hillard Gersten

**Marketing Committee:**

No Change.

**Orientation Committee:**

No Change.

**Dining Services Committee (Committee of the Whole)**

No Change.

**RESOLVED FURTHER**, that Resolution M50-18-64, adopted July 26, 2018 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.

**c) Reverse \$75 in Accounting Fees**

The Board approved the reversal of \$75 in Accounting Fees

**OLD BUSINESS**

**Schedule of Monetary Penalties**

Staff is requesting the approval of the following fee schedule for implementation in 2019:

Violation	Range of Penalties
1 <sup>st</sup> Violation	warning or fine up to \$200
2 <sup>nd</sup> Violation (same offense)	\$50 to \$500
Additional Violations (same offense)	Up to \$500
Safety Violation	warning or fine up to \$500
Continuing Violation	daily fines until cured
Suspension	common area privileges may also be suspended
Assessment	may be levied to reimburse HOA expenses

Director Dalis move to approve implementation of the fee schedule for 2019. Director Amado second the motion. By a vote of 4-0-0, the motion passed.

**NEW BUSINESS**

**Request for Accommodation Process**

Director Dalis moved to approve the Request for Reasonable Accommodations Form and for staff to work with Legal Counsel when processing requests. Director Amado second the motion. By a vote of 4-0-0, the motion passed.

### **Adapt 2 It Equipment Training**

Director Amado moved to approve Adapt 2 It to come and speak at The Towers on the safe and proper use of walkers, scooters, and other adaptive equipment. Director Greenwald second the motion. By a vote of 4-0-0, the motion passed.

### **Clean Exhaust Chutes in Laundry Rooms**

Director Dalis moved to approve staff looking for an outside contractor to perform cleaning lint exhaust chutes in the building. Director Nord-Leth second the motion. By a vote of 4-0-0, the motion passed.

### **Approve Revised Construction Request Form**

Director Nord-Leth moved to approve the updated Construction Request Form. Director Greenwald second the motion. By a vote of 4-0-0, the motion passed.

### **Dining Services Budget Overage**

Director Amado moved to approve the Dining Service's budget overages; Raw Food Cost increase to approximately \$175,000, Staffing increase to approximately \$150,000, and Dining Service Income decrease to approximately \$27,000. Director Nord-Leth second the motion. Discussion ensued. By a vote of 4-0-0, the motion passed.

### **November Meeting Date Change**

Director Amado moved to approve to change the meeting date for the November Meeting to November 20<sup>th</sup>. Director Dalis second the motion. By a vote of 4-0-0, the motion passed.

### **Annual Meeting Date Change**

Director Amado moved to approve to change the Annual Meeting date to December 13<sup>th</sup>. Director Greenwald second the motion. By a vote of 4-0-0, the motion passed.

### **Approve 2019 Rental Rates**

Director Amado moved to approve the 2019 Rental Rates for Mutual owned units (\$2,200 for studios, \$2,250 for small one bedroom and \$2,720 for large one bedrooms), with an additional increase of \$100 per unit per month for furnished units and an increase of \$670 for a second occupant. Director Dalis second the motion. Discussion ensued. Director Nord-Leth moved to amend the motion to increase Furnished Rental Rates by an additional \$300 instead of \$100. Director Dalis seconded the amendment. By a vote of 4-0-0, the amendment passed. By a vote of 4-0-0, the board approved the amended motion to approve 2019 Rental Rates to the following for Mutual Owned Units:

<b>Unit Type</b>	<b>Assessment Amount</b>	<b>Unfurnished Rent</b>	<b>Furnished Rent</b>	<b>Double Occupant</b>
A	\$2,155.01	\$2,200	\$2,500	\$2,870
B	\$2,192.06	\$2,250	\$2,550	\$2,920
G	\$2,295.83	\$2,720	-	-

**GRF COMMITTEE REPORTS**

**Community Activities Committee – Ryna Rothberg**

No report to give.

**Business Planning Committee – Al Amado**

No report to give.

**Finance Committee – Al Amado**

No report given.

**Landscape Committee – June Greenwald**

No report to give.

**Maintenance and Construction Committee – Ryna Rothberg**

No report given.

**Media and Communications Committee- Ryna Rothberg**

No report given.

**Mobility and Vehicles Committee – June Greenwald**

No report given.

**Security and Community Access – John Dalis**

No report given.

**Disaster Planning Task Force – Inesa Nord-Leth**

No report given.

**PAC Ad Hoc Committee – June Greenwald**

No report to give.

**Laguna Woods Traffic Hearings – Inesa Nord-Leth & Ryna Rothberg**

No report given.

**Board Member Closing Comments**

No closing comments.

**ADJOURNMENT**

The open session meeting was adjourned at 4:16 p.m.

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

During its Regular Executive Session meeting of October 18, 2018, the Board approved the minutes of the September 5, 2018 Special Closed meeting, the September 11, 2018

Laguna Woods Mutual No. Fifty  
Regular Open Meeting of the Board of Directors  
October 18, 2018  
Page 7 of 7

Special Closed meeting and September 20, 2018 Regular Special Session and discussed contract issues. The closed session meeting was adjourned at 1:46 p.m.



---

Ryna Rothberg, President