

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**

November 16, 2017

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, November, 2017 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, June Greenwald, Al Amado, Inesa Nord-Leth, Irving Waaland

Directors Absent: None

Staff Present: Katy Howe, Ariana Rodriguez, Alex Banegas, Chuck Johnson

CALL TO ORDER

President Rothberg called the meeting to order at 1:36 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Irv Waaland led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

By unanimous consent, Item 13(h) was removed from the Agenda. By unanimous consent, the Board approved the amended agenda.

APPROVAL OF MINUTES OF MEETING

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

(a) October 19, 2017 – Regular Meeting

PRESIDENT'S COMMENTS

President Rothberg commented on the Holiday Fund, Golden Rain Foundation election results, upcoming Broadband changes for users of analog televisions, The Towers' brunch advertisements, and the structure of the meeting.

GOLDEN RAIN FOUNDATION REPORT

Ms. Howe did not give the report.

GENERAL MANAGER'S REPORT

Ms. Howe introduced the new administrative coordinator, explained the Annual Ballot, gave paint project update and conduct, and described the success of the new lunch system. She also presented the monthly Maintenance Report, Food Service Report, and Resale and Leasing Report.

TREASURER'S REPORT/FINANCE COMMITTEE

Director Amado presented the Treasurer's report including a review of the Y.T.D. income and expenses. He noted that the deficit would be addressed later in the meeting.

- Harriet Klein, Unit 452, commented on the connection between the Energy Management System loan and its impact on the budget.

MEMBERS' COMMENTS (name, unit number -)

- Sy Wellikson, Unit 1161, commented on the food service survey, supervision of dining rooms, and mobility units in dining room.
- Renee Merer, Unit 1005, expressed her concerns about the elevators.
- Hillard Gersten, Unit 902, inquired who they can speak to about Men's table.
- John Dalis, Unit 1202, spoke about the point system.
- Steve Handelman, Unit 251, made comments about food service, reservations, and guests.
- Violet Gati, Unit 1163, spoke about the small food portions and slow service.
- Irv Fenton, Unit 1060, commented on the chef and being polite. He also recommended holding Board meetings in Lortscher Hall so those with hearing problems could use the hearing loop.
- Ruth Stone, Unit 602, commented on the slow and poor service in the dining rooms.
- Laurel Altrocchi, Unit 105, spoke about her room being too dark due to the installation of window film.

RESPONSE TO MEMBERS' COMMENTS

Directors and the staff responded to Members' comments.

CONSENT CALENDAR

Saddleback Emeritus Program Spring Schedule

RESOLUTION 50-17-60

Saddleback Emeritus Program Spring Schedule

WHEREAS, Laguna Woods Mutual No. Fifty contracts with Saddleback College to bring the Emeritus Program to the residents; and

WHEREAS, Staff has reviewed and approved the proposed spring schedule provided by Saddleback College,

NOW THEREFORE BE IT RESOLVED November 16, 2017 that the Board of Directors hereby approves the Spring Schedule proposed by Saddleback College for the Spring 2018 program with no further changes,

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.

With no objection, the consent calendar was approved as written.

OLD BUSINESS

Approve Reserve Plan as Presented By RSI

Secretary Greenwald read the proposed resolution:

RESOLUTION 50-17-61

Approve Reserve Plan as Presented By RSI

WHEREAS, Laguna Woods Mutual No. Fifty has contracted with Reserve Studies Incorporated (RSI) to conduct the most current reserve study plan; and

WHEREAS, Staff has reviewed the findings and recommendations of the document;

NOW THEREFORE BE IT RESOLVED November 16, 2017 that the Board of Directors hereby approves the Reserve Plan as present by RSI with no further changes,

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 Greenwald moved the resolution. Director Amado seconded the motion. By a unanimous vote, the motion carried.

NEW BUSINESS

Supplement Appropriation to Perform Flashing Repairs

Secretary Greenwald read the proposed resolution:

RESOLUTION 50-17-62

Supplement Appropriation to Perform Flashing Repairs

WHEREAS, the drip edge flashing installed at the roofline of the facility is prone to infestation by birds, insects and bats due to construction defects; and

WHEREAS, staff has received a quote from Jim Parker to remediate the defects in compliance with staff developed specifications; and

WHEREAS, the quote received totals \$56,870 for completion of the project; and

WHEREAS, Staff feels that this project should be placed out to bid in order to get competitive figures for comparison but the Board should consider allocating the funds to complete this project,

NOW THEREFORE BE IT RESOLVED, November 15, 2017, that the Board of Directors authorizes staff to release an RFP and seek additional bids and allocates an amount not to exceed \$56,870 from the replacement fund for completion of the project; 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 Greenwald moved the resolution. Director Nord-Leth seconded the motion. By a unanimous vote, the motion carried.

Brunch Ticket Price Change

Secretary Greenwald read the proposed resolution:

RESOLUTION M50-18-63

Brunch Ticket Price Change

WHEREAS, for nearly 10 years, Mutual Fifty has been hosting monthly Sunday brunches, open to anyone in Laguna Woods Village, which are well attended and a major marketing draw for potential buyers, and

WHEREAS, revenues for the Sunday brunches must cover the expenses of the brunches, and

WHEREAS, the cost of food and service continues to increase and is anticipated to increase in 2018,

NOW THEREFORE BE IT RESOLVED, January 18, 2018, that the Board of Directors of this Corporation hereby establishes a new Sunday brunch ticket price of \$26, 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.

This resolution must go out for at least a 30-day comment period to meet Davis-Stirling Act requirements.

Secretary Greenwald moved the resolution. Director Rothberg seconded the motion. By a vote of 3-0-0, the motion carried.

Lunch and Dinner Menu Changes and Points Charges

Secretary Greenwald read the proposed resolution:

RESOLUTION 50-17-64

Lunch and Dinner Menu Changes and Points Charges

WHEREAS, Laguna Woods Mutual No. Fifty moved to a points based system for food service in September 2017; and

WHEREAS, Mutual Fifty began serving lunch in the California Dining Room in October 2017; and

WHEREAS, in evaluating food costs and resident demand, a few menu items require a points adjustment;

NOW THEREFORE BE IT RESOLVED November 16, 2017, that the Board of Directors hereby approves the following menu changes, additions, and changes in points values for the following items:

Lunch

Lunch entrees will only include two sides and one cookie

Caesar salad – 6.5 points
Lox and bagel plate – 10.5 points
Salmon (a la carte) – 5 points
Grilled shrimp (a la carte) – 5 points

Dinner

Lox and bagel plate – 10.5 points
Salmon entrée and sides – 13.5 points
Filet mignon entrée and sides – 14.5 points
Grilled shrimp entrée and sides – 13.5 points
Angus burger entrée and sides – 12.5 points

The points value changes for these items will be effective December 1, 2017, 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 Greenland moved the resolution. Director Waaland seconded the motion. Discussion by the Board and several residents ensued. By a unanimous vote, the motion carried.

Key Club Microphone Setup Charges

Director Amado made a motion to table the item. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion carried.

Finance Committee Recommendation for Partial Deficit Payoff Using Contingency Fund

Secretary Greenwald read the proposed resolution:

RESOLUTION 50-17-66

WHEREAS, the Laguna Woods Mutual No. Fifty Finance Committee has made a recommendation to the Board of Directors to utilize funds from the contingency fund to pay down and achieve a reduction in the Corporation's operating fund deficit,

NOW THEREFORE BE IT RESOLVED November 16, 2017, that the Board of Directors hereby approves the recommendation to utilize \$495,000 in available funds in the contingency fund to accomplish this goal, 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 Greenwald moved the resolution. Director Waaland seconded the motion. Discussion ensued. By a unanimous vote, the motion carried.

Disband Building Inspection and Maintenance Committee
Secretary Greenwald read the proposed resolution:

Resolution M50-17-67

Disbanding of Building Inspection and Maintenance Committee

WHEREAS, the Laguna Woods Mutual Fifty Board of Directors created the Building Inspection and Maintenance Committee on January 19 2017 via Resolution M50-17-02, and

WHEREAS, the Committee met routinely for approximately six months, and

WHEREAS, the work of the Committee can be performed by Staff,

NOW THEREFORE BE IT RESOLVED, November 19, 2017, that the Building Inspection and Maintenance Committee is now disbanded and Resolution M50-17-02 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 Greenwald moved resolution. Director Nord-Leth seconded the motion. By a vote of 3-0-1, the motion carried.

Holiday Lunch Closures in Dining Room

Director Amado moved to close the California Dining Room for lunch on Thanksgiving, Christmas and New Year's Day. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion passed.

Creation of "Singles Table" in the Dining Room

By unanimous consent, the Board tabled this item.

Activities Team Service Levels at Events

Director Waaland moved to approve revised service levels at movies shown in Lortscher Hall, live performances and events at Lortscher Hall, and resident-run events in Lortscher Hall. Director Greenwald seconded the motion. By a vote of 4-0-0, the motion passed.

Weather-stripping Evaluation

By unanimous consent, the Board tabled this item.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report – Audrey Small

Ms. Small reported on the actions of the Activities Committee.

Marketing Committee

No meeting, no report.

Orientation Committee Meeting

No meeting, no report.

Building Inspections and Maintenance Committee

No meeting, no report.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report given.

Business Planning Committee – Al Amado

No report given.

Finance Committee – Al Amado

No report given.

Landscape Committee – Inesa Nord-Leth

No report given.

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 – Irv Waaland
No report given.

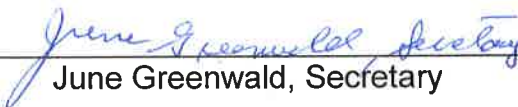
Laguna Woods Traffic Hearings
No report given.

Board Member Closing Comments
No Comments.

ADJOURNMENT
The meeting was adjourned at 3:45 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935
During its Regular Executive Session meeting of October 15, 2017, the Board approved the minutes of the October 18, 2017 Regular Executive Session and the November 8, 2017 Emergency Closed Session meetings.

The meeting was adjourned at 3:55 p.m.


June Greenwald, Secretary

