

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

August 20, 2015

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, August 20, 2015 at 24055 Paseo del Lago West, Laguna Woods, California.

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

Directors Absent: None

Others Present: Open Session: Katy Howe, Kim Taylor
Executive Session: Katy Howe, Kim Taylor, Michelle Calles, Steve Roseman from Roseman & Associates, APC (via phone)

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 2:00 P.M. A quorum was present.

PLEDGE OF ALLEGIANCE TO THE FLAG

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

APPROVAL OF AGENDA

Without objection, the agenda was approved as written.

APPROVAL OF MINUTES

Without objection, the Board approved the minutes of the Regular Meeting of July 16, 2015, as written.

PRESIDENT'S COMMENTS

President Rothberg commented on the articles in the Globe and the ongoing arguments among the Boards of the Community.

GOLDEN RAIN FOUNDATION REPORT

In Mr. Jerry Storage's absence Ms. Katy Howe gave the August 4, 2015 Golden Rain Foundation Board Meeting Report and answered questions from the Board and Members.

RESALE AND LEASING REPORTS

In Mr. Jerry Storage's absence Ms. Katy Howe reported on the resales and leasing activity at The Towers.

ADMINISTRATOR'S REPORT

Ms. Katy Howe provided an overview of the Guckenheimer and the Maintenance reports.

REVIEW PRELIMINARY FINANCIAL STATEMENTS

Director Kendro reviewed the Preliminary Financial Statements and answered questions from the Board and Members.

MEMBERS' COMMENTS

The following Mutual Fifty Members commented on various items concerning the Mutual:

- Anne Gilbert (4003) spoke of the Towers marketing and commented on directly advertising the Towers brunches to other residents in the Community.
- Ruth Nemorsky (1108) asked how many units are vacant at the Towers.
- Renee Merer (1005) asked about the Dinner Reservations.
- Steve Handelman (251) asked what happens to condominium units after owners pass away.
- Ruth Stone (602) commented on the increase of assessments and the Restaurant 19 matter.

RESPONSE TO MEMBERS' COMMENTS

The Directors briefly responded to Members' comments.

CONSENT CALENDAR

Without objection, the consent calendar was approved as written and the Board took the following action:

RESOLUTION M50-15-34

Approve Recording of a Lien

WHEREAS, Member ID 932-961-70 is currently delinquent to Laguna Woods Mutual No. Fifty with regard to the monthly assessment; and

WHEREAS, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

NOW THEREFORE BE IT RESOLVED, August 20, 2015, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-961-70; 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.

OLD BUSINESS

Discuss and Consider Revisions to the Birthday Dinner Pricing

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving revisions to the Birthday Dinner Pricing, which was postponed in July to satisfy the 30-day notification. Director Wellikson moved to approve the resolution. Director Kendro seconded the motion. Discussion ensued.

By a vote of 4-0-0 the motion carried and the Board adopted the following resolution:

RESOLUTION M50-15-35

Birthday Dinner Pricing

WHEREAS, due to the increasing costs to Mutual No. Fifty to host food service events, the Board requested an analysis of the cost of Birthday Dinners;

NOW THEREFORE BE IT RESOLVED, August 20, 2015, that the Board of Directors of this Corporation hereby establishes the Birthday Dinner pricing rate for outside guests to match the holiday dinner ticket price (***currently at \$22.00 if it's an outside guest, and \$4.00 for a guest who is a Towers resident***); and

RESOLVED FURTHER, that each resident of The Towers celebrating his/her birthday is allowed to bring one guest, whether or not that guest lives in The Towers or outside The Towers; and

RESOLVED FURTHER, that the menu shall rotate with two entrée options to choose from each month; and

RESOLVED FURTHER, the Birthday Dinner pricing will become effective on September 1, 2015; 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.

Discuss and Consider Revisions to the Occupancy Permit Application

The Board discussed the revisions to the Occupancy Permit Application as presented in the agenda.

Director Kendro moved to approve the revisions as presented. Director Wellikson seconded the motion. By a vote of 4-0-0 the motion carried.

Discuss and Consider Raising Guest and Holiday Dinner Ticket Fee

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving raising Guest and Holiday Dinner Ticket costs, which was postponed in July to satisfy the 30-day notification. Director Wellikson moved to approve the resolution. Director Kendro seconded the motion. Discussion ensued.

By a vote of 4-0-0 the motion carried and the Board adopted the following resolution:

Resolution M50-15-36

Guest and Holiday Dinner Ticket Fees

WHEREAS, Mutual No. Fifty allows guests to dine with resident in the dining rooms daily (including holidays); and

WHEREAS, the current price for a guest dinner ticket is \$18, and the current price of a holiday dinner ticket is \$22; and

WHEREAS, food and labor costs incurred by Mutual No. Fifty continue to increase, increasing the cost to the Mutual to serve these meals to guests;

NOW THEREFORE BE IT RESOLVED, August 20, 2015, that the Board of Directors of this Corporation hereby approves a new price of \$19 for a guest dinner ticket and \$23 for a holiday dinner ticket, to be in effect as of September 1, 2015; and

RESOLVED FURTHER, that Resolution M50-14-03, adopted January 6, 2014, and M50-14-32, adopted June 19, 2014, 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.

NEW BUSINESS (Items for Discussion and Consideration)

Discuss and Consider Updating Interior Building Signage

Without objection, the Board directed staff to investigate placing a map in the lobby of the building and return their findings to the Board.

Discuss and Consider Electric Golf Cart Charging Fee

The Board discussed the current golf cart charging fee. No action was taken.

Discuss and Consider Creating a Mutual Fifty New Resident Orientation Video Ad Hoc Committee

The Secretary of the Corporation, Director Wellikson, read the following proposed resolution approving creating a Mutual Fifty New Resident Orientation Video Ad Hoc Committee. Director Wellikson moved to approve the resolution. Director Nahoum seconded the motion. Discussion ensued.

Members commented on the resolution.

By a vote of 3-2-0 (Directors Kendro and Dalis opposed; President Rothberg voted in favor to break the tie) the motion carried and the Board adopted the following resolution as amended below:

Resolution M50-15-37

**Mutual No. Fifty New Resident Orientation Video
Ad Hoc Committee Charter**

RESOLVED, that the Board of Directors ~~would like to~~ develop a new resident orientation video; and

RESOLVED FURTHER, August 20, 2015, that the Board of Directors of this Corporation hereby assigns the duties and responsibilities of the New Resident Orientation Video Ad Hoc Committee of this Corporation as follows:

1. Using the information in the Mutual No. Fifty new member orientation package, the members of the Committee shall work together to develop a script and find actors and voices for a new resident orientation video.
2. The Committee shall develop the video in coordination with Staff.
3. The Committee shall present drafts of the script to the Board for its approval prior to production.
4. The Committee shall coordinate production of the video with Staff.

~~**RESOLVED FURTHER**, upon final creation of the video, the Ad Hoc Committee shall be disbanded.~~

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee

Director Kendro reported on behalf of the Finance Committee.

Marketing Committee

No report was given on behalf of the Marketing Committee.

Orientation Committee

No meeting was held and no report was given.

Activities Committee

Ms. Katy Howe reported on behalf of the Activities Committee.

GRF COMMITTEE REPORTS

Community Activities Committee

Director Dalis reported on behalf of the GRF Community Activities Committee.

Energy Committee

No report was given on behalf of the GRF Energy Committee.

Finance Committee

Director Kendro reported on behalf of the GRF Finance Committee.

Landscape Committee

Director Wellikson reported on behalf of the GRF Landscape Committee.

Media & Communications Committee

Director Nahoum reported on behalf of the GRF Media & Communications Committee.

Mobility and Vehicles Committee

Director Dalis reported on behalf of the GRF Mobility and Vehicles Committee.

Clubhouse 2 Renovation Ad Hoc Committee

President Rothberg reported on behalf of the GRF Clubhouse 2 Renovation Ad Hoc Committee.

Security and Community Access Committee

No report was given from the Security and Community Access Committee.

Laguna Woods Village Traffic Hearings

Director Dalis reported from the Laguna Woods Village Traffic Hearings.

RECESS

The meeting recessed at 3:40 P.M. and reconvened into Executive Session at 3:45 P.M.

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

During its Regular Executive Session meeting of July 16, 2015, the Board approved the minutes of June 18, 2015 Regular Executive Session, the June 30, 2015 Special

Executive Session and the July 7, 2015 Special Executive Session meeting as written; discussed contractual matters; and discussed litigation matters.

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

Sy Wellikson, Secretary

| | |
|---|--------------|
| APPLICATION FOR OCCUPANCY PERMIT Laguna Woods Mutual No. Fifty (The Towers) | Unit Number: |
|---|--------------|

| Attach Verification of Age – Driver’s License / Passport / Birth Certificate / Military ID | | | | | | |
|---|---|----------------------------------|---------------------------------|---|---|-----------------|
| | LAST NAME | FIRST NAME | MI | SOC SEC # | BIRTHDATE | OFFICE USE ONLY |
| 1. | | | | | | |
| 2. | | | | | | |
| 1. | MARITAL STATUS <input type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> SINGLE <input type="checkbox"/> DIVORCED <input type="checkbox"/> SEPARATED | | | IF UNDER 45 YEARS OF AGE, INDICATE IF <input type="checkbox"/> SPOUSE / REGISTERED DOMESTIC PARTNER | | |
| 2. | MARITAL STATUS <input type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> SINGLE <input type="checkbox"/> DIVORCED <input type="checkbox"/> SEPARATED | | | IF UNDER 45 YEARS OF AGE, INDICATE IF <input type="checkbox"/> SPOUSE / REGISTERED DOMESTIC PARTNER | | |
| APPLIC. RELATIONSHIP TO OWNER | | PREVIOUS ADDRESS | | CITY | STATE | |
| | | ZIP | | | | |
| IN EMERGENCY, NOTIFY | | RELATIONSHIP TO APPLICANT | ADDRESS | | TEL NO. | |
| | | | | | | |
| Owner / Co-Occupant Acknowledgements | | | | | | |
| <p>We hereby apply for approval for the applicant to reside in the unit identified above as a non-Member occupant, and affirm that the information provided herein is accurate to the best of our knowledge. We have read the terms and conditions for such occupancy on the reverse side of the application, and agree to be bound by the terms therein. We have received a copy of the not the notice informing us of the possible existence of asbestos in certain buildings.</p> <p>We swear, under penalty of perjury, that there will not be a landlord-tenant relationship between owner and occupant, and that no rents will be paid or collected during the duration of the applicant’s occupancy, unless a lease is executed through the Golden Rain Foundation (GRF) leasing office.</p> | | | | | | |
| OWNER NAME (PRINT) | | OWNER SIGNATURE | | DATE | TO RESIDE? | |
| | | | | | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| OWNER NAME (PRINT) | | OWNER SIGNATURE | | DATE | TO RESIDE? | |
| | | | | | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| 1. CO-OCCUPANT SIGNATURE | | DATE | 2. CO-OCCUPANT SIGNATURE | | DATE | |
| | | | | | | |
| Community Services Department Use Only | | | | | | |
| FLOORPLAN: _____ # BEDROOMS: _____ # PERSONS RESIDING IF THIS PERMIT IS APPROVED _____ | | | | | | |
| ID CARD FEES TO BE COLLECTED: \$ _____ <input type="checkbox"/> EXEMPT (spouse/domestic partner status verified) | | | | | | |
| IF APPLICANT IS UNDER 55 YEARS OF AGE, INDICATE IF QUALIFYING RESIDENT HAS BEEN VERIFIED. <input type="checkbox"/> YES <input type="checkbox"/> NO | | | | | | |
| DOES THE APPROVAL OF THIS APPLICATION EXCEED THE NUMBER OF PERSONS PERMITTED TO OCCUPY THIS UNIT? | | | | | | |
| <input type="checkbox"/> YES | | | | | | |
| <input type="checkbox"/> NO | | | | | | |
| VERIFIED BY: _____ OCCUPANT’S PHONE # _____ | | | | | | |

| Action by Mutual No. Fifty Board of Directors | |
|--|--|
| APPLICATION DENIED | APPLICATION APPROVED |
| The Board of Directors of this Mutual Corporation has reviewed this application. Based on the information provided, the application is denied . | The Board of Directors of this Mutual Corporation has reviewed this application. Based on the information provided, the application is approved . |
| SIGNATURE | SIGNATURE |
| SIGNATURE | SIGNATURE |
| SIGNATURE | SIGNATURE |
| DATE: | DATE: |

**Application for Occupancy Permit – Laguna Woods Mutual No. Fifty
(The Towers)**

Primary Rules Governing Occupancy

The parties to this agreement are the Mutual Corporation, hereinafter referred to as “the Mutual” the Member(s), hereinafter referred to as “the Member(s)”, and whose signature appears on the reverse side of this application; and the applicant(s) for occupancy, hereinafter referred to as “Co-Occupant(s)”, and whose signature appears on the reverse side of this application. In consideration of their mutual undertakings, the parties hereto agree as follows:

1. Co-Occupant(s) shall be entitled to occupy the unit indicated on the reverse side of this application.
2. Co-Occupant(s) and Member(s) affirm that their intent that the Co-Occupant will reside in this unit and that Co-Occupant is 45 years of age or older, or is the spouse or registered domestic partner of the qualifying resident.
3. Non-Members may reside only if they co-occupy with members who are in residence (and meet the requirements of section 2 above) or have an executed lease with a member.
4. Co-Occupant(s) shall be entitled to the use and enjoyment of the facilities and services provided by the Golden Rain Foundation on the same basis as members of GRF, but will have neither membership nor voting rights in GRF or any Mutual.
5. Member shall be responsible for the conduct and deportment of the Co-Occupant.
6. Co-Occupant(s) shall be subject to the same rules, regulations, restrictions that are applicable to Member, except with respect to payment of carrying charges. If Co-Occupant(s) ever become the legal or equitable owner of the Membership, Co-Occupant(s) will apply for membership in the Mutual in the form generally used by the Mutual and will pay amounts due pursuant to the CC&R's.
7. Member and Co-Occupant(s) shall be equally responsible for payment of any charges incurred by Co-Occupant(s) in respect to service provided by Golden Rain Foundation or the Mutual.
8. Member agrees to pay the Mutual an additional amount each month for each occupant of the unit in excess of one, at the rate prescribed by Mutual No. Fifty.
9. Members shall be responsible for cancelling the Co-Occupancy status and returning the Co-Occupant's ID card and key access card when Co-Occupant(s) ceases to reside in the unit.
10. Any party may terminate this agreement at any time upon thirty days written notice to the other parties to this agreement.
11. In order to induce Mutual No. Fifty to execute this agreement, the other parties agree that they have no rights against the Mutual as a direct or indirect result of the execution of this agreement, and in the event that there are any expenses incurred by the Mutual to enforce the terms of this agreement, or to remove or take other action, or to defend any action relative to Member or Co-Occupant(s), as a direct or indirect result of this agreement, Member and Co-Occupant(s) agree to hold the Mutual harmless from and to pay all costs or expenses incurred by Mutual, including, but not limited to, attorney's fees, court costs, or related expenses.
12. Co-Occupant(s) affirm that they have not been convicted of a felony within the past 20 years, nor a misdemeanor involving moral turpitude within the past 5 years.
13. Guests may stay a maximum of 60 days per year and only while the qualifying resident is in residence.

Notice to Members and Applicants

Approval of this application by the Mutual, in and of itself, does not confer any right on the Co-Occupant(s) other than the revocable right to occupy the unit named on the reverse of this form. As indicated, both member and Mutual generally have the right to terminate occupant status at any time, without cause, provided, however, that Section 51.3 of the California Civil Code may be interpreted to inhibit the right of termination in certain circumstances.