

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**

May 19, 2016

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, May 19, 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 1:32p.m. and established a quorum.

PLEDGE OF ALLEGIANCE

Director Henry Nahoum 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 April 14, 2016 as written.

PRESIDENT'S COMMENTS

None.

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 on fire safety and explained the Towers fire alarm system. Ms. Howe read the monthly maintenance and food service report.

TREASURER'S REPORT

Director Nahoum gave the report as of January 31, 2016 regarding revenues and expenses. Reserves are currently at \$3,830,000. It was noted that Administration, Housekeeping, Food

Service and Maintenance costs were missing from the expense report. Ms. Howe acknowledged the errors and will provide the corrected numbers in the June Tall Tower Tales.

MEMBERS' COMMENTS

- Steve Handelman, unit 251, spoke about the risks of Alzheimer's and sugar intake.
- Anne Gilbert, unit 1401, spoke about Mutual Fifty joining VMS, Inc.; she also requested the phone directory be prepared with a darker font.

RESPONSE TO MEMBERS' COMMENTS

Directors and the General Manager responded to Members' comments.

CONSENT CALENDAR

None.

OLD BUSINESS

UNIT 505 Construction Notice

Director Wellikson moved to approve the construction work at Unit 505. Director Dalis seconded the motion. By a vote of 3-0-0 the motion carried.

By consensus, the Board directed that for construction notices requiring the Board's approval in the future, Staff should only provide the cover memo summarizing the issue.

NEW BUSINESS (Items for Discussion and Consideration)

Johnson Controls Preliminary Review and Analysis for Energy Efficiency Project

Maureen McDonald from Johnson Controls presented a preliminary review of research and analysis for The Towers' energy efficiency project. She highlighted improvement measures analyzed in step one of the project that would require further detailed design and engineering, including interior and exterior lighting upgrades, interior lighting controls, direct digital controls for the building's central plant and common area HVAC, controls upgrades with door/window switches inside units, window film, new high efficiency transformers, plug load controls, and an EV charging pilot program.

The Board thanked Ms. McDonald for her presentation and stated that it would discuss the proposal further decisions in its closed session.

Saddleback Emeritus Fall Schedule

Director Wellikson moved to approve the Saddleback Emeritus Fall 2016 Schedule as presented. Director Nahoum seconded the motion. By a vote of 3-0-0, the motion carried.

Additional Capital Funding for new Yogurt Machine

Secretary Wellikson read the proposed resolution to approve supplemental funding for the purchase of a new frozen yogurt machine at The Towers.

Resolution 50-16-12

WHEREAS, Mutual No. Fifty budgeted \$10,000 for a yogurt machine replacement in its 2016 Reserves Expenditures Plan; and

WHEREAS, Staff cost of a new frozen yogurt machine is estimated at \$11,117; and

NOW THEREFORE BE IT RESOLVED, May 19, 2016, that the Board of Directors of this Corporation hereby approves a supplemental appropriation of \$1,117 from the Replacement Fund for the replacement the frozen yogurt machine; 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. In answering a question regarding price comparisons for replacement equipment, Mr. Chuck Johnson stated that the price provided by Guckenheimer is lower than any cost the corporation could acquire otherwise, as Guckenheimer enjoys volume discounts from its kitchen appliance vendors. By a vote of 3-0-0, the motion carried and the Board of Directors adopted the resolution.

Village Breeze Newsletter Submissions

Ms. Howe reviewed the past Board discussions regarding the Village Breeze newsletter. Ms. Howe noted that staff has been writing and submitting the articles on behalf of Mutual Fifty as previously directed. Committee representatives recently communicated their preference to both Directors Rothberg and Wellikson for Board members to be providing content for the newsletter.

Director Nahoum made a motion that Staff inquire, on behalf of the Board, with residents who have previously expressed interest in newsletter development, on whether they would like to participate in the committee meetings as Board appointed representatives. Director Dalis seconded the motion. By a vote of 2-1-0, the motion carried. By consensus, the Board agreed that Staff will continue providing the content for the newsletter until committee representatives are found and appointed.

Towers' Marketing Campaign Structure

Ms. Howe reviewed Mutual Fifty's current marketing initiatives. Director Nahoum made a motion to direct Staff to further investigate possible improvements to the marketing efforts of

the corporation, including costs of equipment, obtaining resident volunteers, and collaborating with resident groups such as the Laguna Woods Village Video Club and the Thrive Alive group. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Building Exterior Paint Colors

Ms. Howe stated that the color palettes have been displayed for all to review during the past month. Additional samples will be provided next week.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee – Henry Nahoum

Director Nahoum noted that the committee reviewed financial reports for corporate spending through January 2016 at its May meeting. He also thanked Nancy and Tommy Hou, resident members of the committee, for their vital input during committee meetings. Director Nahoum reported he is anticipating the June committee meeting will include more up to date financial information.

Marketing Committee – Ryna Rothberg

No meeting.

Activities Committee Report – Audrey Small

Ms. Howe read the committee report for the May 12, 2016 meeting.

GRF COMMITTEE REPORTS

Community Activities Committee - John Dalis

Director Dalis reported that Clubhouse 5 will once again have a fitness room. The Clubhouse 2 grand re-opening celebration is scheduled for September 3, 2016.

Energy Committee - John Dalis

Director Dalis reported that the GRF Energy Committee will be installing electric vehicle charging stations at Clubhouses 1, 3, 4 and 5.

Finance Committee – Henry Nahoum

Director Nahoum reported that Betty Barker has asked for more time to complete financial reports as they are transitioning to new financial software. Director Nahoum reported on the finances of Clubhouse 2 as well as the uniform contract.

Landscape Committee – Sy Wellikson

Director Wellikson reported that the GRF Landscape Committee discussed revisiting the plans for garden centers 1 and 2. The Committee also discussed turf reduction and reducing nursery inventory.

Maintenance and Construction Committee – Ryna Rothberg

No report.

Media and Communications Committee- Sy Wellikson

Director Wellikson reported that he had expressed concerns about committee members receiving a copy of the committee charter when they begin serving on committees. Director Wellikson was commissioned to re-write a draft of the Media and Communications Committee charter.

Mobility and Vehicles Committee - John Dalis

Director Dalis reported that surveys will be used to determine community bus ridership to compare it to the cost of running buses.

Clubhouse 2 Renovation Ad Hoc Committee – Ryna Rothberg

President Rothberg reported that the Committee planned an additional meeting on to discuss the placement of furniture with the interior designer which she was unable to attend. The Committee also discussed that the additional expenses to renovate Clubhouse 2 are a result of poor construction originally.

Security and Community Access – Lou Parker

No report.

Laguna Woods Traffic Hearings – Sy Wellikson

Director Wellikson reported that there were 24 violations addressed at the hearings this month and that none involved Towers residents.

RECESS

The meeting recessed at 3:38 p.m. and reconvened into Executive Session at 3:51 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of April 21, 2016, the Board approved the minutes of the March 17, 2016, Regular Executive Session, the April 1, 2016, Special Closed Session, and discussed contractual, litigation, and disciplinary matters.

There being no further business to come before the Board, the meeting was adjourned at 5:20 p.m.

Sy Wellikson, Secretary