

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

September 15, 2016

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30p.m. on Thursday, September 15, 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, Alba Tucker

CALL TO ORDER

President Ryna Rothberg called the meeting to order at 1:35 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director John Dalis led the membership in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

By consensus the agenda was approved.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the regular open minutes of August 18, 2016 as written.

PRESIDENT'S COMMENTS

President Rothberg commented on:

- Bulky items pick-up on Saturday, September 17, 2016.
- Volunteers needed for Mutual Fifty committees and the Board of Directors.
- The Budget meeting on Thursday, September 29, 2016 at 1 p.m. in Lortscher Hall.
- RFID car schedule for Laguna Woods Village automated gate access.
- Cat club has foster kitties and pet emergency information cards for residents to have in their manors. Ms. Howe added that residents can turn in pet emergency contact information to the administration office.
- Santa Ana Zoo has a lemur tour.

GOLDEN RAIN FOUNDATION REPORT

Ms. Howe noted that the Golden Rain Foundation Board Meeting Report for the September 6, 2016, meeting was unavailable in time for the Mutual Fifty meeting and would be delivered next month.

GENERAL MANAGER'S REPORT

Ms. Howe delivered her General Manager's report, including:

- An invitation for all to attend the Towers' Sunday Brunch on September 18, 2016.
- An invitation for all to attend the Mutual Fifty Budget Planning Meeting at 1 p.m. on September 29, 2016 in Lortscher Hall.
- The exterior paint color scheme samples selected by the Board have been applied to the wall behind the Crystal Patio for viewing by the Board and membership.
- Bulky item pick-up is always on the third Saturday of every month. Residents are allowed 2 individual pick-ups per year, by contacting Waste Management directly.

Ms. Howe presented the monthly Maintenance Report, Food Service Report, and Resale and Leasing Report.

Paint Program Update

Chuck Johnson gave the update about the paint program.

TREASURER'S REPORT

Director Nahoum noted that the financials were unavailable for this meeting and would be updated shortly.

MEMBERS' COMMENTS

- Joyce Czarnowski, unit 107, spoke about the appearance of the front entrance and the picnic table behind Tower 1. She also mentioned locked doors in the Crystal Dining Room, rat droppings and cigarette butts on the first floor patios, and a sewage back-up on first floor of Tower 1.
- Renee Merer, unit 1005, spoke about the temperature of the Crystal Room.

RESPONSE TO MEMBERS' COMMENTS

Directors and the General Manager responded to Members' comments.

CONSENT CALENDAR

None.

OLD BUSINESS

None.

NEW BUSINESS (Items for Discussion and Consideration)

SCE Power Outages

Ms. Howe noted that SCE was unable to come this month and would be scheduled for the October Board meeting.

Energy Management Presentation – ADEC, Inc. Update

Harry Stallmach, ADEC President, gave a presentation on The Towers' energy use and ideas for efficiently saving electricity by installing energy saving materials, including: ceramic glass window film, smart thermostats, transformer upgrades, and lighting and air system controls.

Bollards

Secretary Wellikson read the proposed resolution:

Resolution 50-16-33

Bollard Refurbishment

WHEREAS, Laguna Woods Mutual No. Fifty has light bollards around the building to light walkways; and

WHEREAS, bollard refurbishment by ADEC with LED bulbs would provide significantly more Lumens (light output) around the exterior of the building, would cost approximately \$19,100, and would produce an annual savings of over \$5,000 per year in electrical and bulb replacement costs; and

WHEREAS, the corporation approved in its 2014 business plan a capital item of \$15,000 to refurbish the bollards; and

NOW THEREFORE BE IT RESOLVED, September 15, 2016, that the Board of Directors of this Corporation hereby approves a supplemental appropriation of \$4,100 from the Replacement Fund to fully fund the bollard refurbishments by ADEC; 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 the resolution. Director Nahoum seconded the motion. By a vote of 3-0-0, the motion carried.

Installation of 5 Foot High Bumpers for Dumpsters in the Tunnels

Secretary Wellikson read the proposed resolution:

Resolution 50-16-34

Install 5 Foot High Bumper for Dumpsters in Tunnels 1 and 2

WHEREAS, Laguna Woods Mutual No. Fifty recently repainted its ground level tunnels; and

WHEREAS, building dumpsters are known to scratch the wall paint in the tunnels; and

WHEREAS, a bumper installed on the wall to prevent scratching would be required to be installed at a height of 5 feet; and

NOW THEREFORE BE IT RESOLVED, September 15, 2016, that the Board of Directors of this Corporation hereby approves the installation of a 5 foot high bumper along tunnels 1 and 2 at a cost not to exceed \$2,000, funded from the Operating Fund; 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 the resolution. Director Dalis seconded the motion. By a vote of 3-0-0, the motion carried.

Create a Board Information Search Committee
Secretary Wellikson read the proposed resolution:

Resolution 50-16-35

Creation of Board Information Search Committee

WHEREAS, Laguna Woods Mutual No. Fifty will have three open Board seats at its Annual Meeting in December 2016; and

WHEREAS, the Board has not received any self-nominations for Board seats to date; and

NOW THEREFORE BE IT RESOLVED, September 15, 2016, that the Board of Directors of this Corporation hereby creates a Board Information Search Committee; and

RESOLVED FURTHER, the Committee shall include as its members – Ryna Rothberg, John Dalis, Henry Nahoum and Sy Wellikson; 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 amend the resolution to strike the second “Resolved Further” which included a date at which the Committee would be disbanded. Director Nahoum

seconded the amendment. By a vote of 3-0-0, the amendment carried. Director Wellikson moved to approve the amended resolution. Director Nahoum seconded the motion. By a vote of 3-0-0, the motion carried. Director Wellikson requested that staff provide a committee charter for this committee at the next Board meeting.

MUTUAL FIFTY COMMITTEE REPORTS

Activities Committee Report – Gloria Hollander

Gloria Hollander reported on the actions of the Activities Committee.

Finance Committee – Henry Nahoum

Director Nahoum reported on the actions of the Finance Committee.

Marketing Committee – Ryna Rothberg

No meeting was held, no report.

Orientation Committee Meeting – Marilyn Ruekberg

No meeting was held, no report.

GRF COMMITTEE REPORTS

Community Activities Committee - John Dalis

Director Dalis reported there was no meeting held.

Energy Committee - John Dalis

Director Dalis reported there was no meeting held.

Finance Committee – Henry Nahoum

Director Nahoum reported that the committee discussed how to dispose of equipment. He also reviewed the Golden Rain Foundation financial statements of July 31, 2016.

Landscape Committee – Sy Wellikson

Director Wellikson reported that the committee discussed water conservation and usage.

Maintenance and Construction Committee – Ryna Rothberg

President Rothberg reported that the meeting will be held next week.

Media and Communications Committee- Sy Wellikson

Director Wellikson reported there was no meeting held.

Mobility and Vehicles Committee - John Dalis

Director Dalis reported there was no meeting held.

Clubhouse 2 Renovation Ad Hoc Committee – Ryna Rothberg

President Rothberg reported that there was no opening celebration because of a delay regarding the renovation.

Security and Community Access – Lou Parker

No report.

Laguna Woods Traffic Hearings – Sy Wellikson

No report.

Board Member Closing Comments

- Director Wellikson mentioned that the Board will only have two members remaining and reminded the residents of the election.

RECESS

The meeting recessed at 3:14 p.m. and reconvened into Executive Session at 3:26 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section 4935

During its Regular Executive Session meeting of August 18, 2016, the Board approved the minutes of the July 19, 2016 Regular Executive Session, the July 28, 2016 Special Closed Session, the August 5, 2016 Special Closed Session, the August 9, 2016 Special Closed Session, and the August 11, 2016 Special Closed Session, and discussed contractual and litigation matters.

The meeting was adjourned at 4:47 p.m.

Sy Wellikson, Secretary