

**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**

**February 16, 2017**

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 1:30p.m. on Thursday, February 16, 2017 at 24055 Paseo Del Lago West, Laguna Woods, California.

**Directors Present:** Ryna Rothberg-Chair, Sy Wellikson, June Greenwald, Irving Walland, Nancy Hou

**Staff Present:** Katy Howe, Ed Presley, Kristen Orr, Alex Banegas, Chuck Johnson

**Others Present:** Cindy Koester

**CALL TO ORDER**

President Ryna Rothberg called the meeting to order at 1:31 p.m. and established that a quorum was present.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF AGENDA**

Director Wellikson moved to approve the agenda without objection.

**APPROVAL OF MINUTES OF MEETING**

Director Rothberg noted a modification in reference to the newsletter rack that is scheduled to be placed near the mailboxes. With that modification, the Board approved the regular open minutes of January 19, 2017 and the emergency open meeting minutes of January 19, 2017.

**PRESIDENT'S COMMENTS**

President Rothberg commented on:

- Individual preference in reference to evaluating and providing feedback for food services.

## **GOLDEN RAIN FOUNDATION REPORT**

President Rothberg commented on the following:

- Asked Ms. Howe to inquire about the gate clearance process.
- The Village Breeze will now be a monthly publication.

## **GENERAL MANAGER'S REPORT**

Ms. Howe delivered her General Manager's report, including an update on the Building Painting Program and clarifications regarding the February 9<sup>th</sup> Dr. Amen lecture. Ms. Howe also reiterated the importance of calling the Reception Desk to ask for pick-up of boxes, etc. that need to be taken to the recycling bin. Ms. Howe reminded residents of the proper location for disposing of cigarette butts, to refrain from hanging laundry to dry on patios and to get homeowners insurance.

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

## **TREASURER'S REPORT**

Postponed until March 2017.

## **MEMBERS' COMMENTS**

- John Dalis, unit 1202, recommended increasing the percentage of ownership (vs. leasing units) for the benefit of securing lending.
- Steve Handelman, unit 251, spoke about rodent issues in the parking lot. He also reported on a resident arguing about the dress code with a hostess in The Crystal Dining Room.
- Irv Fenton, unit 1060, inquired about the lack of availability for chargeable services performed by Maintenance staff.
- Ann Gilbert, unit 1403, spoke about proper dress for dining room hosts. Also, she requested the return of the patio table by the Koi Pond.
- Estelle Kravitz, unit 1211, inquired about financial responsibility in the case of flooding.

## **RESPONSE TO MEMBERS' COMMENTS**

Directors and the General Manager responded to Members' comments.

## **CONSENT CALENDAR**

None.

## **OLD BUSINESS**

**Appoint Board Members**

Ms. Howe asked the Board to cast their votes to fill the two Mutual Fifty Board vacancies. Each member voted by paper ballot. Ms. Howe tallied the results.

Secretary Greenwald read the results:

Henry Nahoum's position will be filled by Irving Walland. Pete Petereit's position will be filled by Nancy Hou.

Director Wellikson moved to approve the appointments of Irving Walland and Nancy Hou. Director Rothberg seconded the motion. By a vote of 2-0-0, the motion carried.

### **Elect Board Officers**

President Rothberg asked for nominations for the Board Officer positions.

Director Wellikson moved to nominate Ryna Rothberg to continue as President. Director Greenwald seconded the motion. Ms. Rothberg accepted the nomination.

Director Rothberg moved to nominate Sy Wellikson to continue as Vice President. Director Greenwald seconded the motion. Mr. Wellikson accepted the nomination.

Director Wellikson moved to nominate Nancy Hou as treasurer. Director Rothberg seconded the motion. Ms. Hou accepted the nomination.

Director Wellikson moved to nominate June Greenwald to continue as Secretary. Director Rothberg seconded the motion. Ms. Greenwald accepted the nomination.

Secretary Greenwald read the proposed resolution:

### **RESOLUTION M50-17-06**

**RESOLVED**, February 16, 2017, that the following persons are hereby elected as officers of this corporation:

Ryna Rothberg	President
Sy Wellikson	Vice President
Nancy Hou	Treasurer
June Greenwald	Secretary

**RESOLVED FURTHER**, that the following persons are hereby appointed as officers of this Corporation:

Katy Howe

Vice President

Alba Andronic

Assistant Secretary

**RESOLVED FURTHER**, that Resolution M50-16-58, adopted December 9, 2016 is hereby superseded and canceled.

Ms. Greenwald moved the resolution and Mr. Wellikson seconded the resolution. By a vote of 4-0-0, the resolution carried.

### **M50 Committee Appointments**

Secretary Greenwald read the proposed resolution:

#### **RESOLUTION M50-17-07**

#### **Mutual Fifty Committee Appointments**

**RESOLVED**, February 16, 2017, 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:**

Audrey Small - Chair  
Sylvia Belzer  
Saretta Berlin  
Alice Gokkes  
Marge Harrison  
Roz Kreeger  
Vickie Kasselheim  
Renee Merer  
Estelle Nitikman  
Estelle Kravitz  
Katie Holgate  
Susan Geib  
Gloria Hollander  
Anita Margulis – Advisor  
Ruth Allen, Advisor  
Harriet Fillmore, Advisor

#### **Business Planning:**

***Nancy Hou***

**Finance Committee:**

***Nancy Hou, Chair***

Tommy Hou

Steve Handelman

**Marketing Committee:**

Ryna Rothberg, Chair

Renee Merer

Steve Handelman

Norm Stevens

Claire Weisberg

Flo Boggio

Gloria Hollander

***Inesa Nord-Leth***

Thilde Peterson, Advisor

**Orientation Committee:**

***Bea Gross and Claire Weisberg, Co-Chairs***

Roz Kreeger

Katie Holgate

Idell Holburt

Sally Schwartz

Audrey Small

**Building Inspection and Maintenance Committee:**

***Irving Walland, Chair***

Henry Nahoum

***Inesa Nord-Leth***

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

***Ryna Rothberg, Chair***

***Sy Wellikson***

***June Greenwald***

***Nancy Hou***

***Irving Walland***

**Architectural Control Committee (Committee of the Whole)**

Ryna Rothberg, Chair

**RESOLVED FURTHER**, that Resolution M50-17-03, adopted January 19, 2017 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 Wellikson moved the resolution. Director Rothberg seconded the resolution. By a vote of 4-0-0, the resolution carried.

### **Funding Update for Energy Management System**

Mr. Johnson spoke in detail about specific updates included in the system. Mr. Johnson introduced Cindy Koester, the associations' banking consultant, and asked her to discuss the four bid proposals she had gathered for funding. Ms. Koester recommended moving forward with the proposal from South County Bank.

### **Resolution 50-17-08**

**WHEREAS**, Laguna Woods Mutual No. Fifty is moving forward to perform an Energy Management Project, and

**WHEREAS**, Mutual No. Fifty's inquired on financing packages from several banks, and South County Bank provided the most favorable financing package, and

**WHEREAS**, South County Bank is seeking a signed letter of intent from Laguna Woods Mutual No. Fifty to lock in the terms of its proposal,

**NOW THEREFORE BE IT RESOLVED**, February 16, 2017, that the Board of Directors of this Corporation hereby approves signing the letter of intent with South County Bank; 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 Greenwald seconded the motion. By a vote of 3-0-1 (Director Hou abstained), the motion carried.

### **Ping Pong Survey Results**

Based on the results of surveying the membership regarding moving a ping pong table to the Key Club, Ms. Howe recommended that the Board elect to keep the Ping Pong tables in Lortscher Hall.

Mr. Wellikson made a motion to postpone indefinitely any consideration of moving the location of the ping pong tables. Ms. Rothberg seconded the motion. By a vote of 4-0-0, the resolution carried.

### **Proposed Dog Park Installation**

Ms. Howe asked the Board for direction in regards to continuing the process of researching construction requirements for building a dog park at The Towers.

Director Wellikson moved to postpone the discussion indefinitely. Director Hou seconded the motion. By a vote of 4-0-0, the motion carried.

### **Information on Fuel Cells**

Mr. Johnson provided background on the function of fuel cells and reported that this technology, though available now, would not be a cost-saving asset for The Towers.

### **Acoustics in Game Room**

Ms. Howe presented three options for sound improvement in the Game Room.

Estelle Kravitz, unit 1211, requested instructional information for utilizing the various functions in the Game Room.

Harriet Klein, unit 452, reiterated the problem of acoustic issues in the Game Room.

Director Wellikson moved to direct staff to seek an alternative solution to the current acoustic problem. Director Walland seconded the motion. By a vote of 4-0-0, the motion carried.

### **Dining Room Remodel Update**

Ms. Howe presented a general timeline for the dining room remodeling. Ms. Howe invited residents to test-out and provide feedback regarding the new dining room chairs, which will be displayed in the Lobby.

Irv Fenton, unit 1060, inquired about acoustic improvements to be made in the dining rooms.

Director Hou requested that staff gather information regarding the warranty and years of usability offered for the proposed chairs.

### **NEW BUSINESS (Items for Discussion and Consideration)**

### **Sodexo Survey Results**

Ms. Howe presented the survey results.

### **AEDs at The Towers**

Ms. Howe asked the Board for approval to further look into pricing and placement options for AED units for The Towers.

Estelle Kravitz, unit 1211, asked if all VMS. lifeguards know how to use AEDs.

Director Wellikson moved to have staff research AED installations and attempt to utilize the purchasing power of VMS. for group pricing as well as detail how staff would be trained to use the devices. Director Rothberg seconded the motion. By a vote of 4-0-0, the motion carried.

## **MUTUAL FIFTY COMMITTEE REPORTS**

### **Activities Committee Report – Estelle Kravitz**

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

### **Finance Committee**

No report given.

### **Marketing Committee – Ryna Rothberg**

No report given.

### **Orientation Committee Meeting**

No meeting held, no report.

## **GRF COMMITTEE REPORTS**

### **Community Activities Committee – Ryna Rothberg**

Director Rothberg reported that the Village Games will be held this year.

### **Business Planning Committee**

No report given.

### **Finance Committee**

No report given.

### **Landscape Committee – Sy Wellikson**

No report given.

### **Maintenance and Construction Committee – Ryna Rothberg**

No report given.



**Media and Communications Committee- Sy Wellikson**

No report given.

**Mobility and Vehicles Committee – June Greenwald**

No report given.

**Security and Community Access – Lou Parker**

No report given.

**Laguna Woods Traffic Hearings – June Greenwald/Sy Wellikson**

No report given.

**Board Member Closing Comments**

**RECESS**

The meeting recessed at 3:37 p.m. and reconvened into Executive Session at 3:40 p.m.

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

During its Regular Executive Session meeting of January 19, 2017, the Board approved the minutes of the November 17, 2016 Regular Executive Session, the January 4, 2017 Special Closed Session, and the January 9, 2017 Special Closed Session, and discussed contractual and legal matters.

The meeting was adjourned at 3:37 p.m.

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June Greenwald, Secretary