

REGULAR MEETING

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

Tuesday November 24, 2020

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met virtually at 10:00 a.m. on Tuesday November 24, 2020 at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, Al Amado, John Carter and Inesa Nord-Leth and John Dalis

Directors Absent: None.

Staff Present: Kristen Orr, Ariana Rodriguez, Lisa Armstrong, Renee Pedroza, Ed Presley, Mauricio Rios, Freddy Rodriguez

Others Present: Reza (Atlas Home Design), Harry (ADEC), Caesar Leon (ServiceFirst), Diane Masson

CALL TO ORDER

Director Rothberg called the meeting to order at 10:00 a.m. and established that a quorum was present.

APPROVAL OF AGENDA

By unanimous consent, the Board approved the Agenda.

HOMEOWNER FORUM

None.

SECRETARY REPORT

Without objection, the Board approved the minutes of the November 17, 2020 General Session meeting.

UNFINISHED BUSINESS

Common Area Lighting Proposals

The Board met with Atlas Home Design, ADEC and Service First to discuss their lighting proposals. Director Carter moved to approve the proposal from ADEC in the amount of \$43,497.00 for the Lounge 1 lighting upgrade. Director Dalis seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Director Carter moved to have staff obtain three additional bids for the removal of the asbestos and priming of the ceiling. Director Amado seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Storage Bin Proposals

Director Amado moved to purchase a 40' steel storage container in the amount of \$4,027.50 (upon inspection of the container) from and moved to accept the proposal from 'The Crane Guys' for an amount not to exceed \$900. Director Dalis seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Meeting was recessed at 12:20 p.m. by President Rothberg.

Meeting resumed at 1:06 p.m.

Strategic Marketing Analysis

The Board met to discuss recommendations for implementation from the Strategic Marketing Analysis. The following motions were made:

Director Carter moved to have staff propose that Ms. Diane Masson train staff on verbiage and how to give tours for 5 hours at \$1,5000. Director Amado seconded the motion. By a vote of 5-0-0, the motion passed.

By unanimous consent the Board moved to turn the 1st floor light on daily (9am-5pm) for tours so it lights up the Crystal Dining Room and community spaces.

Director Carter moved to consider increasing rent on a one bedroom and studios at a future meeting. Director Nord-Leth seconded the motion. By a vote of 5-0-0, the motion passed.

Director Amado moved to completely renovate two studio apartments including showers and cabinets. Director Carter seconded the motion. By a vote of 5-0-0, the motion passed.

Director Carter moved to move the library to Lounge 1. Nord-Leth seconded the motion. By a vote of 3-0-2 (Director Rothberg and Amado opposed), the motion passed.

By unanimous consent the Board moved to allow for more touch fee activities during covid, including having Activities Coordinator add Village Activities.

By unanimous consent the Board moved to have chairs arranged on the 1st floor by our Facilities Director team.

By unanimous consent the Board moved to have a photos shoot arranged after COVID-19 pandemic is not a threat by Channel 6 and after 1st floor renovations are complete.

Director Amado moved to proceed with new brochure at the best price during the COVID-19 Pandemic. Director Carter seconded the motion. By a vote of 5-0-0, the motion passed.

By unanimous consent the Board moved to have new General Manager work on updating the website, including photos and verbiage, to match the new brochures.

ADJOURNMENT

The Meeting was adjourned at 1:50 p.m.

A handwritten signature in black ink, appearing to read "John Carter", with a long horizontal flourish extending to the right.

John Carter, Secretary