

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

February 20, 2020

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, February 20, 2020 at 24055 Paseo Del Lago West, Laguna Woods, California.

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

Directors Absent: None.

Staff Present: Kristen Orr, Ariana Rodriguez, Alex Banegas, Renee Pedroza, Ed Presley, and Luis Ramos

Others Present: None.

CALL TO ORDER

Director Rothberg called the meeting to order at 2:00 p.m. and established that a quorum was present.

PLEDGE OF ALLEGIANCE

Director Amado led the membership in the Pledge of Allegiance.

APPROVAL OF AGENDA

By unanimous consent the Board approved the Agenda.

APPROVAL OF MINUTES OF MEETING

Without objection, the Board approved the minutes of:

- (a) January 16, 2020 – Regular Meeting

PRESIDENT'S COMMENTS

President Rothberg informed the membership that Counsel informed the Board that the only owners can comment during owner comments and that no member comments are allowed during agenda items. She also informed that the patio area in city hall will be reconfigured with a grand opening in 2021, city is paying for the design and construction, county will provide the collections and furnishing and operations. She also mentioned the lack of coverage of the Towers in the Laguna Woods Breeze, and also that Carlos will be replacing Chief Moi and that Third Mutual will be having a cap on their rentals.

GOLDEN RAIN FOUNDATION REPORT

Ms. Orr gave a Golden Rain Foundation update including reducing GRF Committee meetings.

GENERAL MANAGER'S REPORT

Ms. Orr reported on several items at The Towers, including the beginning of concrete work in early March and the closure of the administration office on 2/21. Ms. Orr also gave the management reports for January 2020, including: The Resale Report, the Leasing Report, and the Dining Services Reports (including budget figures/variances).

TREASURER'S REPORT

Director Amado reported that the year-end financials are still not completed, and the association received a \$169,452.43 check for a tax refund from 2016.

MEMBER COMMENTS

Renee Merer, unit 1005, commented on the new dining rule.

RESPONSE TO MEMBERS' COMMENTS

Director Nord-Leth commented that this is to facilitate the processing of orders in the kitchen.

Director Rothberg explained this is a current rule and it is being now enforced.

Director Carter explained that this is due to making things easier on servers to provide better service.

Director Nord-Leth commented on how to address cars that look abandoned.

MUTUAL FIFTY COMMITTEE REPORTS

Finance Committee Report

Director Amado gave the Finance Committee Report.

Activities Committee Report

Ms. Rothberg reported on the meeting of the Activities Committee and that they feel that the Board should consider the following: relocating the happy hour to the Key Club; that the guest should not be invited since it is a recurring event; and that the food provided was excessive; and the time should be changed to 2:30 p.m. since the excessive food.

Marketing Committee Report

Mr. Banegas reported on the meeting of the Marketing Committee including the current commercials and ads that will running in neighboring communities including Palmia and Casta del Sol.

Orientation Committee Report

Mr. Banegas reported on the meeting of the Orientation committee including: the new committee members, the next orientation, the next new resident reception, a welcome basket for new residents, the new resident welcome packet, and one-on-one meetings.

Maintenance Committee

Mr. Presley, staff officer of the Maintenance Committee, commented on the meeting of the Maintenance Committee including their charter and their duties.

Landscape Committee

Judy Jenson, chair of the Landscape Committee, commented on the meeting of the Landscape Committee including introducing the committee members, their involvement with Kim from Bemus, Landscape and their goals for the committee.

Dining Services Committee

Director Carter reported on the meeting of the Dining Services Committee including the development of a resident questionnaire to obtain a consensus of residents and are asking for Board consideration on distributing the survey.

CONSENT CALENDAR

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Mutual Fifty Committee Appointments

RESOLUTION M50-20-05

Mutual Fifty Committee Appointments

Director Carter read the proposed resolution:

RESOLVED, February 20, 2020, 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:

No Change.

Business Planning:

No Change.

Finance Committee:

No Change.

Marketing Committee:

No Change.

Orientation Committee:

Add Shelva Lenzkes
Add Jan Petereit
Add June Greenwald

Dining Services Committee:

No Change

Landscape Committee:

Add Joyce Czarnowski.

Building Maintenance Committee:

No Change.

RESOLVED FURTHER, that Resolution M50-20-02, adopted January 16, 2020 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 Carter moved the proposed resolution. Director Dalis seconded the motion. By a vote of 5-0-0, the resolution passed.

Board Discussion on Happy Hour

The Activities Committee is requesting Board input for the following items: limiting it to residents only, simplifying the food offering, having it once per month vs. twice per month, and changing the location.

Director Carter moved to have happy hour for only residents. No second. Motion died.

Director Carter moved to simplify food offerings. No second. Motion died.

Director Carter moved to change happy hour to once a month from two times a month. Director Nord-Leth seconded the motion. Discussion ensued. By a vote of 0-0-4 the motion did not pass.

Director Carter moved to change location to the Key Club. Director Dalis seconded the motion. Discussion ensued. By a vote of 0-0-5, the motion did not pass.

Board Direction on Lighting in Lounge 2

Staff has been asked to consider installing additional lighting in Lounge 2. There is no current budget for increasing the lighting in this area. We could have proposals submitted for in-ceiling lighting, purchase multiple floor lamps and/or remove the ficus trees directly outside the Lounge 2 window wall. Staff is seeking Board direction in moving forward with additional lighting in Lounge 2. Director Carter moved to approve the ficus tree removal and for the Building Engineer to submit economical lighting proposals under \$5,000. Director Amado seconded the motion. Discussion ensued. By a vote of 5-0-0, the motion passed.

Board Direction in Various Exterior Lighting

The Board has previously approved adding additional lighting to the island directly in front of the buildings. The new lighting has been a very positive addition. Staff is aware of \$5,000 in the 2020 Reserve Plan that can be utilized for exterior lighting. The execution of just one of these lighting projects will exceed \$5,000. Staff is requesting Board direction in selecting areas for exterior lighting improvement as well as providing a dollar amount that is not to be exceeded. Director Carter moved to add additional lighting to the parking area in front of the building in the amount not to exceed \$9,000. Director Amado seconded the motion. By a vote of 5-0-0, the motion passed.

Review 2020 Projected Reserve Project Schedules/Costs

Ms. Orr reviewed the 2020 planned Reserve Projects schedule in the total of \$846,100. The projects are scheduled based on urgency of work as well as project cost. It is important to plan these projects so that we balance our spending across a 12-month period.

Dining Services Committee Recommendation

The Dining Services Committee is asking the Board to consider on the survey created by the committee and to distribute as is to the Towers membership. Director Carter moved to approve the dining services committee request to distribute to all residents as is. Director Dalis seconded the motion. Discussion ensued. Director Amado moved to table this item until results from dining services team survey, Food for Thought meetings, are completed. No second. Discussion ensued. Director Carter moved to amend the original motion to added that the administration office administer the survey and to replace item 21 with language that includes how long have you been a resident at the Towers. Director Dalis seconded the motion. By a vote of 3-0-2 (Director Nord-Letha and Director Amado opposed), the amendment passed. By a vote of the 4-0-1 (Director Amado opposed) the amended motion passed.

GRF COMMITTEE REPORTS

Community Activities Committee – Ryna Rothberg

No report.

Business Planning Committee – Al Amado

No report.

Finance Committee – Al Amado

No report.

Landscape Committee – June Greenwald

No report.

Maintenance and Construction Committee – Inesa Nord-Leth

No report.

Media and Communications Committee- Ryna Rothberg

No report.

Mobility and Vehicles Committee – June Greenwald

No report.

Security and Community Access – John Dalis

No report.

Disaster Planning Task Force – Inesa Nord-Leth

No report.

PAC Ad Hoc Committee – June Greenwald

No report.

Laguna Woods Traffic Hearings – Ryna Rothberg

No report.

Board Member Closing Comments

No closing comments.

ADJOURNMENT

The Meeting was adjourned at 3:41 p.m.

**Summary of Previous Executive Session of October 15, 2019 per Civil Code
Section 4935**

The Board approved the minutes of the February 18, 2020 Executive Session meeting, the minutes of the January 14, 2020 Executive meeting, and the January 28, 2020 special closed meeting and discussed disciplinary and contractual issues.

This Executive Session was adjourned at 12:10 p.m.

A handwritten signature in black ink, reading "John Carter". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

John Carter, Secretary