

**MINUTES OF THE ANNUAL SHAREHOLDERS MEETING  
SEAL BEACH MUTUAL THREE  
August 12, 2020**

The annual meeting of the shareholders of Seal Beach Mutual Three, a California corporation, was called to order by President Ginthner at 10:00 a.m. on Wednesday, August 12, 2020, in Clubhouse 4.

**PLEDGE OF ALLEGIANCE**

Vicky Witt led the *Pledge of Allegiance*.

**QUORUM**

President Ginthner advised that a quorum was present, either in person or by ballot, and she declared the meeting officially in session.

**SHAREHOLDER DECLARATION**

At the June 12, 2020, regular board meeting, Sandy Geffner of unit 27-K declared his intent to vote cumulatively at this annual shareholder meeting.

**CERTIFICATION OF NOTICE OF MEETING**

Secretary Hart read the certification notice:

I, Dianne Hart, secretary for Seal Beach Mutual No. Three, hereby certify that the Notice of Stockholders' Meeting and Ballots were mailed in accordance with Article IV, Section 4, of the Bylaws of said Corporation to all subscribers of common stock as of August 13, 2020.

**FURTHER, IN ACCORDANCE WITH THE BYLAWS, THE  
CUMULATIVE VOTING PROCEDURE WILL BE USED.**

**INTRODUCTION OF CANDIDATES**

The following nominated candidates were introduced as follows:

James Campbell (incumbent)  
Carol Ginthner (incumbent)  
Stephen Harris (incumbent)  
Dianne Hart (incumbent)  
Linda Jan Ledbetter (incumbent)  
Mike Turis (incumbent)  
Nancy Tye (new)

**ANNUAL SHAREHOLDERS MEETING  
SEAL BEACH MUTUAL THREE  
CLOSING OF NOMINATIONS**

**August 12, 2020**

President Ginthner requested a motion to close the nominations.

Upon a MOTION duly made by Robert "Gene" Vesely, unit 035-I, and seconded by Peter Efseaff, unit 20-G, it was

RESOLVED that the nominations be closed.

The MOTION passed.

**BALLOTING**

President Ginthner mentioned that the balloting was now closed. She informed shareholders that they were welcome to observe the counting process on the monitors. She also informed shareholders that the counting of the ballots would be shown live on YouTube.

**POSTING RESULTS**

President Ginthner stated that within 15-days of the election, the Board will publicize the results of the elections in a communication directed to all shareholders. Results of the elections would also be posted on the main doors of all clubhouses upon completion of the final tally of ballots.

**MINUTES**

President Ginthner asked for a motion to dispense with reading the minutes of the last annual shareholders meeting held on June 12, 2019, and that they be approved as printed and distributed.

Upon a MOTION duly made by Robert "Gene" Vesely, unit 35-F, and seconded by Vicky Witt, unit 30-L, it was

RESOLVED that the annual shareholders meeting minutes of June 12, 2019 be approved as printed and distributed.

The MOTION passed.

**INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS**

President Ginthner introduced the current 2020-2021 Board members:

Carol Ginthner, President  
Mike Turis, Vice President  
Jan Ledbetter, Chief Financial Officer

**ANNUAL SHAREHOLDERS MEETING  
SEAL BEACH MUTUAL THREE**

**August 12, 2020**

Dianne Hart, Secretary  
Jim Campbell, Director  
Stephen Harris, Director  
Nancy Tye, Director

President Ginthner then introduced the GRF Representative, Linda Stone, Executive Director Randy Ankeny, Mutual Administration Director Jodi Hopkins and Recording Secretary Kristal Givehand.

**PRESIDENT'S REPORT**

Ms. Ginthner presented her report (attached).

**VICE PRESIDENT'S REPORT**

Mr. Turis presented gave a verbal.

**SECRETARY'S REPORT**

Ms. Hart presented her report (attached).

**CHIEF FINANCIAL OFFICER'S REPORT**

Ms. Ledbetter presented her report (attached).

**DIRECTORS' REPORTS**

Mr. Campbell presented his report (attached).

Mr. Harris presented his report.

Ms. Tye gave a verbal report.

**GRF REPRESENTATIVE'S REPORT**

Ms. Stone presented her report. (attached)

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Ankeny's presented the GRF Executive Director's report (attached).

**MUTUAL ADMINISTRATION DIRECTOR'S REPORT**

Ms. Hopkins presented her report (attached).

**ANNUAL SHAREHOLDERS MEETING  
SEAL BEACH MUTUAL THREE**

**August 12, 2020**

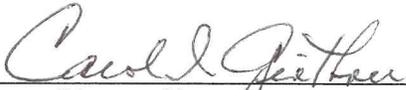
**ELECTION RESULTS**

Ms. Cheryl Wilson of Accurate Voting Services reported the following results of the election: James Campbell elected with 214 votes, Carol Ginthner elected with 277 votes, Stephen Harris elected with 267 votes, Dianne Hart elected with 203 votes, Linda Jan Ledbetter elected with 168 votes, Mike Turis elected with 292 votes, and Nancy Tye elected with 201 votes for a one-year term.

The amendment and restatement of the mutual's bylaws failed with 191 "yes" votes, 44 "no" votes, and 6 abstentions.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 11:00 a.m.



Attest, Dianne Hart, Secretary  
SEAL BEACH MUTUAL THREE

kg: 08/12/2020

Attachments

## Mutual 3 Annual Meeting

August 12,2020

### President's Report

To begin, I would like to thank all those Shareholders who chose to attend this meeting in person or via electronic media and, most important of all, thank you to everyone who voted in this election. Your participation is vital to the operation of your mutual.

I would also like to express my heartfelt thanks to all of our residents who have been conscientious in keeping us all safe during this pandemic. I know that these past months have not been pleasant and, in some cases, just plain difficult; however, your efforts in wearing masks, social distancing, hand-washing and using sanitizers have all contributed to keeping everyone safe. Many of you have been in vigilant in seeing that neighbors have been able to get food and have kept a watchful eye for each other. We have also had many residents who have spent a lot of their time and money in providing masks for residents as well as masks and food for those on the frontlines of our local hospital. I cannot begin to thank you enough for all of your efforts.

What started out as a normal, busy year for the Board of Directors came to a screeching halt with the shutdown of everything due to Covid-19 on March 17. We have managed to work with the restrictions and find ways of continuing to take care of Mutual needs, while keeping everyone safe. Things take a bit more time but, eventually, we get there. Your patience and understanding are much appreciated.

Unit sales and escrows are down throughout Leisure World, due to the impact of Covid-19; however, the biggest problem that we have seen is the number units that have estates held up in Probate Court and cannot be sold. Because of their reduced staffing, the court delays are extreme and we are seeing units sitting vacant 1-2 years, waiting for court dates to determine who has the authority to sell a unit after the Shareholder has passed away. During this waiting period, the monthly fees are still required to be paid. I say all this to suggest that we all plan

ahead, talk to an attorney regarding setting up a Trust (to avoid the Probate requirement), and making sure that the Stock Certificate is assigned to the Trust. Be sure that the Trustee knows where these items are located and can easily access them when needed. Having this in place will save months of delay and unnecessary costs to your estate and heirs.

I must thank each of the members of this Board for their continuing efforts on behalf of all of us in Mutual 3.

Vice President and Physical Properties Director, Mike Turis, is always keeping track of our current and future needs in maintaining our buildings and using his expertise in the construction field to see that the work is done properly, in a timely manner and at an appropriate cost. NO WIPES IN THE PIPES!

CFO, Jan Ledbetter, has been wonderful in keeping track of our finances, monitoring expenses and budgets and keeping us on the financial straight and narrow. I know that she has already begun looking at the preparation of the 2021 budget as well.

Secretary and Laundry Room Director, Dianne Hart, is busy making sure that all the meeting agendas and minutes, and other notices, are posted in our laundry rooms for all to see, as well as getting them to each of the Board members. She takes the trouble calls on laundry equipment and makes sure that they are addressed quickly by WASH services.

Steve Harris, our Service Maintenance Director, has been taking calls for service needs for 6 years and gets the problems reported so quickly. His logbook helps us keep track of trends and identify items before they become issues.

Jim Campbell, Landscape Director, works with Total Landscape to continue to improve our grounds and address both shareholder and mutual concerns as they arise.

Nancy Tye, Emergency Information and our newest Director, works with the Emergency Information Council in getting the latest information to help our shareholders prepare themselves for any emergency situation.

As President, I am involved with each of the Directors and their areas of oversight, but also attend multiple GRF committee meetings as well as the Mutual

Presidents Council and Mutual Roundtable. All of these meetings help to keep me informed on what is happening in Leisure World and how those things may impact our Mutual. By maintaining a “feel free to call me” approach, shareholders know that I am happy to talk with them, get questions answered, and issues resolved before they become problems.

This Board also held several Town Hall meetings to provide information to residents, to listen to concerns and to answer questions from shareholders. Along with those meetings, we also attend various GRF committee meetings to gain further knowledge and information which pertains to our responsibilities. I am so grateful for a team that works together for the benefit of this mutual and I appreciate each of you so much.

I must express my thanks to all of the GRF Staff and Departments for the work (seen and unseen) they do, and have continued to do, through these trying times. Your guidance, willingness to listen to my concerns, and discuss issues with me is invaluable and so very much appreciated.

Mark Weaver and the Physical Properties team as well as our Inspector, Dave Van Horn, provide daily, invaluable assistance in making sure that our buildings and grounds are sound and taken care of. The multiple inspections that are carried out and the oversight of construction is amazing. Dave, thank you for answering my many questions and explaining things to me. I have learned so much.

Ruben Gonzalez and the staff of Service Maintenance have taken good care of shareholder needs and respond quickly to requests. Ruben, thank you for being so willing to talk with and listen to me and to find resolutions for whatever may come up.

Caroline Miller and the Finance Dept staff help with all of our accounting issues, account receivables and payables, and certainly provide guidance in creating and monitoring budgets. Thank you.

Stock Transfer staff, thank you for all the work you do to keep track of records, escrows, shareholders needs, and all the mountains of paperwork needed to keep things on track for all of us.

Jodi Hopkins and your Mutual Administration staff are the unsung heroes. How you are able to keep 16 mutuals on track for everything during normal times is

amazing, but to do the same job with the restrictions imposed by Covid-19 and a greatly reduced staff is nothing short of a miracle. Your always pleasant approach to providing vast amounts of information, being a sounding board, a shoulder to cry on, a guide, and so many other things is appreciated beyond description.

Randy Ankeny, GRF Executive Director, thank you for always listening to my questions and concerns. I appreciate your efforts in finding resolutions for items large and small.

Linda Stone, Mutual 3 Representative to the GRF Board of Directors and outgoing GRF Board President, thank you for your service. This has been an incredible year for you and your strength and tenacity have been amazing to observe. We look forward to the next year of your term!

In closing, I must thank each and every Shareholder in this Mutual for the support and kindness you have shown to your neighbors, this Board and to me. We will get through all of the challenges that come along, TOGETHER!

A handwritten signature in cursive script that reads "Carol Gentner". The signature is written in dark ink and is positioned in the lower right quadrant of the page.

**Landscape Report, Mutual 3  
August 12, 2020**

**SHAREHOLDERS**

In terms of landscape, it has been a very successful year. Our landscape company, Total Landscape Maintenance has gotten our Mutual into very nice shape. The lawns are looking better than they have in years [we still have a few spots needing attention], but we are getting there. Remember, the lawns are “Common Area” and the Mutual is responsible for them. Please let the landscape company take care of them, that's part of what we pay them to do. If you have an issue or comment regarding the landscape, PLEASE address it through me, DO NOT engage the gardeners directly. I will gladly field any landscaping concerns and see that they are addressed timely.

Thank you all for reporting sprinkler problems as they occur, this helps getting them fixed with a minimum of delay. Stay safe, and pray that 2021 is better than 2020.

Sincerely,



Jim Campbell  
Director, Landscaping  
209-604-9931 [call or text]

## August, 2020 CFO Report

By Jan Ledbetter

### Financial Status as of July 31, 2020

YTD Income:                      Actual = \$1,184,981                      Budget = \$1,194,816  
Variance:                      (\$9,835)

Income from laundry and taxable interest income are below budget. Interest rates have plummeted.

YTD Expenses:                      Actual = \$1,162,645                      Budget = \$1,194,830  
Variance:                      \$32,185

We are underbudget on almost all of our expenses for 2020.

*If at all possible, please do laundry before 4pm as that is the beginning of peak time and the rate is almost 3 times the off-peak hours on weekdays, and almost 2 times the off-peak hours on weekends.*

Update on By-law costs:

Past Costs: We were fortunate that the attorney divided his costs among the 10 mutuals that were rewriting by-laws.

Attorney fees	\$2,200.00 (%original by-laws writing)
Bylaws Printing for ballot	5,730.80 (2019)

New Costs regarding by-laws only:

Attorney fees charged:

7/15 .4 hours	\$ 104.00
4/2020	\$1,804.50
5/2020	\$1,300.00

Copying charges

6.75

Attorney fees: 7.8 hours @ \$260

\$2,028.00\*

\*fees waived

Current total cost to mutual                      \$11,146.05

**Dianne Hart  
Mutual 3  
Secretary**

**I have served on the Mutual 3 board the past 2 years. While assuring meeting notices, minutes and any other necessary notices are posted in our laundry rooms I also receive shareholders calls and schedule any repairs. Last 7 months WASH averaged 5.4 repairs per month. Response time remains at 24-48 hours but I have witnessed repairs done the same day on several occasions.**

**This position has allowed me to meet many of our shareholders I, otherwise, would not have had the opportunity to meet. This is usually always a nice experience and rarely not so good.**

**That said,**

**I will take this opportunity to  
remind us ALL;**

**(I remind myself daily)**

**We have no idea what people are dealing  
with in their personal life so just be kind.**

**It's that simple.**



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## 2019/2020 Executive Directors Annual Report

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“There are far better things ahead than we leave behind”

C.S. Lewis

What a heartening quote to sum up the optimism our community feels regarding the effect the of the COVID-19 pandemic- “...there are far better things ahead...” The 2019/2020 Board term has truly been courageous in our collective fight against COVID-19 and in recognizing that we have reached that point in the communities life where we can no longer just place another coat of paint over our problems, but must make the difficult decisions to renew and rebuild, constructing a new, stronger foundation to serve our community well into the future.

Throughout this term, during periods of challenges and change, we have shown our resiliency. Together we are enduring a world changing event; with Coronavirus, we planned, we stayed calm and, most importantly, we are standing together as a community of friends and neighbors.

There are turning points in the life of a community, especially as a community ages past the fifty-year point. Many communities begin to fail and fall into disrepair with depreciating values, simply because Boards have not planned and could not respond to needed change. They could not meet a challenge. They could not change their current trajectory. They could not break free of old commitments and obligations. They did not have the strength.

Strength is a vital component to serve on a Board. We are blessed with caring volunteers who freely give their time to serve their fellow shareholder/members. Our Board members worked together establishing prudent financial planning, creating greater strength, greater courage, greater self-confidence, and greater transparency in what must done to protect and enhance the lifestyle and property values of our community.

Our strength is in working together, building consistency, building consensus regarding the tasks that had to be done, building the resolve to take risks, building the resolution to communicate with people and to unwaveringly address difficulties and dilemmas, building the skill to maintain community responsibilities even when the

actions may impinge upon a few, comprehending that it's the mutual benefit of a majority of the members that counts. This is foundation building for our future and the challenges that will be met and overcome together.

I want to express my sincere gratitude to the Mutual and GRF Board members for your service. Board service is the toughest volunteer role and you took on your Board duties with dedication, grace, and commitment.

My team and I are proud to be part of your community and your lives. Daily I see resilient, strong, and very compassionate people all working together.

We currently are facing times of uncertainty, but also a time of great promise. Yes, there are far better things ahead.

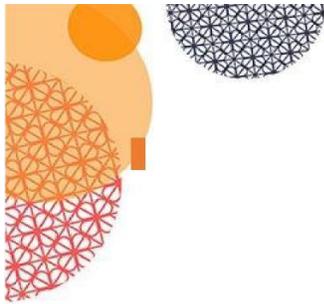
Best Regards,



Randy Ankeny, Executive Director

GRF, Seal Beach, CA

*Together*  
We're making  
a difference



# Annual Mutual Shareholders' Meeting 2020

*The GRF provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.*

Give me a platform and I am going to pick a few moments to celebrate our successes over the last year: please feel free to cheer with us because this has been by far the most difficult year. This pandemic has been an eye-opener for all of us. Moving into uncharted territory as we begin to reopen services requires innovation from us all. If it were not for technology, we would not have learned a new platform zoom; it was difficult at first and we are experts now! It has been a survival kit for us to continue to conduct the Mutual business. How reassuring it has been to know that we can count on all our efforts.

The greatest gift you can give is your time. Volunteers give their time and are the lifeblood of any Community. The work you have accomplished emphasizes the values and priorities of your Community.

Thank you to the Mutual Board of Directors, always answering our calls, responding to our emails, and bringing your dedication, loyalty, commitment, experience, and resources to the job of making life better for all of us.

Our team of staff members, along with the new or returning Mutual Directors, are willing to take on another year to continue the growth of our Community by incorporating everyone and working for the good of all. We will continue to have many successful years.

Thank you to the GRF Board of Directors, more specifically, your GRF Representative.

Thank you to our truly outstanding Executive Director, Mr. Randy Ankeny – whose leadership and vision steered us from day one. Thank you for your extraordinary ability and leadership to guide us always. We appreciate the efforts made by you. With your guidance we are ready to meet the coming challenges.

In closing, my sincere appreciation and gratitude. Thank you to everyone for your part in our journey.

Sincerely,

*Jodi Hopkins, Mutual Administration Director*

