

**MINUTES OF THE ANNUAL SHAREHOLDERS MEETING  
SEAL BEACH MUTUAL THREE  
June 8, 2022**

The annual meeting of the shareholders of Seal Beach Mutual Three, a California corporation, was called to order by President Ginthner at 10:02 a.m. on Wednesday, June 8, 2022, in Clubhouse Four.

**PLEDGE OF ALLEGIANCE**

Dianne Hart 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 March 11, 2022, regular board meeting, Patty J. Schmitz of Unit 13C declared her intent to vote cumulatively at this annual shareholder meeting.

**CERTIFICATION OF NOTICE OF MEETING**

Secretary Garduno read the certification notice:

I, Denise Garduno, Secretary for Seal Beach Mutual No. Three, hereby certify that the Notice of Annual 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 May 9, 2022.

**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 E. Campbell (Incumbent)  
Denise C. Garduno (Incumbent)  
Carol I. Ginthner (Incumbent)  
Stephen Harris (Incumbent)

Linda "Jan" Ledbetter (Incumbent)  
Maryann "Shoal" Lugenbeal (Incumbent)  
Kathryn J. Tipoti

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**CLOSING OF NOMINATIONS**

President Ginthner requested a motion to close the nominations.

Upon a MOTION duly made by Kathleen Costello of Unit 34-A, and seconded by Nancy Stevens of Unit 29-C, it was

RESOLVED that the nominations be closed.

The MOTION passed.

**BALLOTING**

Ms. Lynn Colclough from Accurate Voting Services thanked the Mutual for the opportunity to provide this election procedure for the Mutual. They are the outside independent election service company that was selected to create the ballot, mail the ballot to the shareholders, and receive the return ballots to be opened today to determine Mutual Three new Directors.

President Ginthner mentioned that the balloting was now closed. She informed shareholders that they were welcome to observe the counting process on the monitors.

**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 9, 2021, and that they be approved as printed and distributed.

Upon a MOTION duly made by Karen Reggiardo of Unit 31-D, and seconded by Carol Hull of Unit 33-B, it was

RESOLVED that the annual shareholders meeting minutes of June 9, 2021, be approved as printed and distributed.

The MOTION passed.

**INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS**

President Ginthner introduced the current 2021-2022 Board members:

Carol Ginthner, President  
James E. Campbell, Vice President  
Jan Ledbetter, Chief Financial Officer  
Denise Garduno, Secretary

Dianne Hart, Director  
Stephen Harris, Director  
Shoal Lugenbeal, Director

President Ginthner then introduced the GRF Representative, Sandy Geffner; Portfolio Specialist Barua and Recording Secretary Vasquez.

**PRESIDENT'S REPORT**

Ms. Ginthner presented her report (attached).

**VICE PRESIDENT'S REPORT**

Mr. Campbell presented his report (attached).

**SECRETARY'S REPORT**

Ms. Garduno presented her report (attached).

**CHIEF FINANCIAL OFFICER'S REPORT**

Ms. Ledbetter presented her report (attached).

**DIRECTORS' REPORTS**

Mr. Harris provided a verbal report.

Ms. Hart provided a verbal report.

Ms. Lugenbeal provided a verbal report.

**GRF REPRESENTATIVE'S REPORT**

Mr. Geffner presented his report (attached).

**MUTUAL ADMINISTRATION REPORT**

Portfolio Specialist Barua presented her report (attached)

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President Ginthner called for a brief recess from 10:35 a.m. to 11:09 a.m., to complete the tabulation of votes.

**ELECTION RESULTS**

Accurate Voting Services, Inc., reported the following results of the election to the shareholders present. With 256 members representing 59% of the total voting power in Seal Beach Mutual No. Three the following candidates were elected for the 2022-2023 term of office. James E. Campbell, elected with 283 votes; Denise C. Garduno; elected with 156 votes; Carol I. Ginthner, elected with 229 votes; Stephen Harris, elected with 325 votes; Linda “Jan” Ledbetter, elected with 165 votes; Maryann “Shoal” Lugenbeal , elected with 136 votes; Kathryn J. Tipoti, elected with 227 votes.

**ADJOURNMENT**

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

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Attest, Denise Garduno, Secretary  
SEAL BEACH MUTUAL THREE  
KV: 06/08/2022  
Attachments

## President's Report

### Annual Meeting

June 8, 2022

To begin, I must give massive thanks and recognition to so many people:

To the Mutual 3 shareholders who took the time to vote and ensure that we reached a quorum for a valid election. To that end, thank you to the shareholders who took the extra step of canvassing the Mutual to be sure that people submitted their ballots. Your efforts made a huge difference.

To our Building Captains: Your ongoing efforts on behalf of the Mutual and shareholders are so very much appreciated. You are the unsung heroes of the Mutual!

To the Mutual Board of Directors: Your efforts on behalf of the Mutual are incredible. Each of you has an assigned job, from keeping track of finances, to landscaping, maintenance, getting Mutual information out to everyone, laundries, emergency information, as well as keeping an eye on your assigned buildings and the rest of the mutual. Add to that, the individual issues that arise as well. Your work does not go unnoticed and is very much appreciated.

To Sandy Geffner, our GRF Board Representative: thank you for keeping us informed of GRF activities as they impact Leisure World in general and Mutual 3 specifically, while making sure that the interests of the shareholders are always at the forefront.

To Dave Van Horn, our Building Inspector: This year has been quite a challenge on many fronts. With Covid restrictions, supply chain shortages, an invasion of swallows, and a few other unforeseen issues, you have taken care of Mutual issues as quickly as possible, rearranged schedules and answered my myriad of questions and always with a smile. Thank you.

To Jodi Hopkins: I cannot begin to thank you enough for all the work that you and your staff (Ripa, Kimberly, and Rosie, for starters) have done on our behalf. You have helped me, as well as this Board, through so many scenarios we had never dealt with before. The Mutual Admin and Stock Transfer staff have gone above and beyond in their efforts to take care of the business of the Mutual, all while dealing with the impact of Covid, changing laws, and short-staffing. Thank you, thank you.

To Ruben Gonzales: I thank you for always listening to my concerns, tracking things down, and providing the needed information and resolutions for all our maintenance issues. It is a pleasure working with you.

There are so many other departments and people that we work with, almost daily, and I thank them all for their efforts to help us keep things running smoothly.

Though Covid and an invasion of swallows (among other things) slowed us down on many projects, we are regrouping and redesigning to get them done. In the meantime, our sales escrows have been keeping pace with the year before and we may even beat that number. Last year we had 31 escrows – this year we have had 10 so far, with five more scheduled already for June and we aren't even halfway through the month! The improvements being made to the units are a benefit to the Mutual and the demand increases the value of all of our units.

Leisure World, in general, and Mutual 3, specifically, is a close-knit community-in some ways, a family. Like most families, we have our differences and squabbles but, in the end, we sort things out and work together for the good of the whole family. That is the key to everything- we work TOGETHER. For this and so much more, I thank you all.

I believe this is my fourth year as being Mutual 3 CFO. We have become proficient in zoom meetings, making appointments to enter the Admin building to conduct business and wearing masks inside buildings. Projects have been slow and we have made adjustments according to problems.

I would like to thank Carol Ginthner, Sandy Geffner and Denise Garduno for helping develop this year's budget. Costs have skyrocketed and made this task difficult but we try hard to keep fees as low as possible and still maintain the mutual properly.

Painting of our buildings are schedule to happen this year. As many know, Swallows have invaded and they are protected. We cannot remove their nests until after October 2. Our plans were reversed so we will start on the buildings with no nests. Each building is being inspected for termite damage, dry rot and general information for the painting contract. We will have a fresh new look this year.

*Jan Sealters*  
CFO  
Mutual 3

**Landscape Report, Mutual 3  
June 8, 2022**

**SHAREHOLDERS**

**WE ARE IN A SEVERE DROUGHT CONDITION.** As directed by Orange County and the city of Seal Beach, we have been directed to reduce the landscape watering by **Fifty percent [50%]**, only watering Friday, Sunday and Tuesday between 5pm and 9am. **No watering of patios or walkways is allowed.** The city will be monitoring our water useage and fines will be imposed when violations are noted, these fines apply to the Mutuals as well as individual shareholders. Despite these conditions, our overall landscaping is in very good condition. More restrictive watering requirements are rumored in the future, so we are talking with our contractor about using a product on our turf areas that promotes water retention. This product has a good history of success.

Continue to call or text me with and issues regarding the landscaping or your gardens. Remember, the landscape crew will continue to perform clearance trimming as per our Mutuals rules and regulations [6" from building, 12" below eves and not hanging over the lawn area]. We will be painting the buildings sometime this year, so clearance trimming is a must.

Thank you for your cooperation and concern,

Jim Campbell,

Vice President

Director, Landscaping

209-604-9931 [call or text]

**Mutual 03**  
**Secretary Garduno Report**  
**2022 Annual Meeting**

**As Secretary, I am responsible for all mailing and distribution of mutual materials and correspondence. I work closely with the Mutual Administration to collect and sign all required Mutual posting in a timely manner. I distribute all flyers and postings to 10 Laundry Rooms, 7 Directors and to Building Captains. I'm very happy to get out all Mutual information out to Mutual 03 residences.**

**Sincerely,**

**Denise Garduno**  
**M03 Secretary**

# GRF DIRECTOR'S REPORT

## MUTUAL 3

It has been my privilege to serve as your GRF Director this past year. It has been a very busy year with many challenges and impact events. The head of IT left; the Executive Director left, and the head of Recreation retired. However, we have been able to fill these positions with great people, and I am excited about this coming year.

It is important to hire and retain a high-quality staff, and that has become a challenge in the current environment. We have fallen behind in our compensation and benefits. To rectify this situation, we instituted a cost-of-living increase, and we re-examined all our pay ranges. We have now made sure we are competitive with the marketplace. We have also improved benefits. This will enhance our ability to keep our excellent staff and attract new hires. This is a must to provide the level of service Leisure World deserves.

I hesitate to bring this up, but the pool is ALMOST open. One part was bad, so we couldn't complete the necessary inspection, without which we can't open the pool. Arrgh! No one has this part in inventory, so it has to be made. As soon as that occurs, we are ready to go.

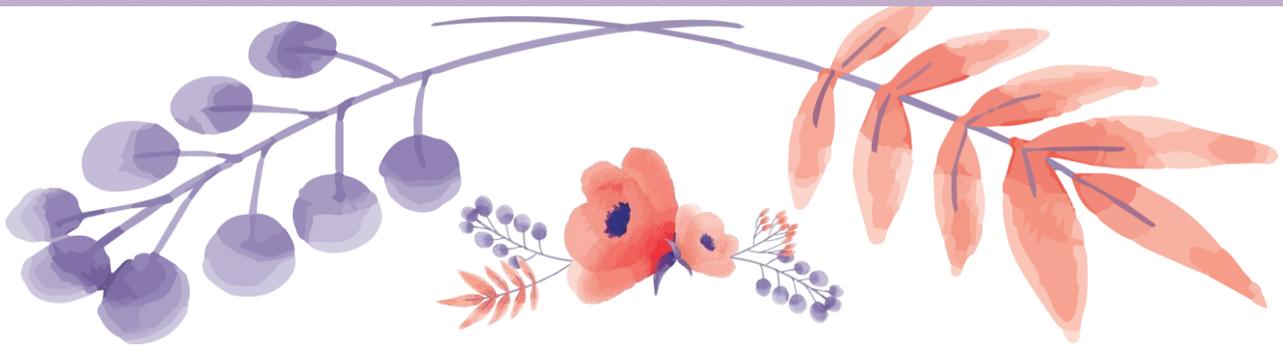
The mini-farm committee has met and will meet again to resolve the mini-farm issue. Progress takes time, but it is important that we get it right.

I again want to point out that if you have complaints or compliments, please send an email or letter to the appropriate committee, and possibly to the GRF Board or LW Weekly. Much of the work happens at the committee level, and all correspondence gets attention at meetings. Persevere. It is up to all of us to help improve things and ensure Leisure World is all it could be. Please consider volunteering. Like they say, "it takes a village."

Sincerely

Sandy Geffner

M03 GRF Representative



## **ANNUAL HOMEOWNERS' MEETING 2022**

Good Morning,

Wow, what a year! We are so happy to be here with you all again to acknowledge all that you have voluntarily given to our community. Your ongoing commitment and support continued as we had another challenging year.

We experienced another year filled with uncertainties So, thank you for keeping up your spirits and continuing to volunteer through the unknowns and lifting the spirits by being flexible, being open minded, and doing the work to keep our community moving forward.

A heart filled thank you to the GRF Board for being calm and patient as they took on the many challenges and for continuing to spearhead our way out of this historical period.

Thank you as we could never do anything here in Leisure World without the vision, ideas, labor, and support of all of you who volunteer on the boards and committees. Thank you to the Mutual Board of Directors for your dedication, loyalty, commitment, experience, and resources to the job of making life better for all of us. Thank you to the Mutual Directors whom year after year commit to represent their shareholders, effectively run their Mutuals, and provide insightful knowledge to staff.

The work continues and we look forward to working with a team dedicated to providing the best to our community.

Sincerely,  
Mutual Administration Department