

**MINUTES OF THE ANNUAL MEETING OF SHAREHOLDERS
SEAL BEACH MUTUAL SEVEN
MAY 21, 2021**

The Annual Meeting of the shareholders of Seal Beach Mutual Seven, a California corporation, was called to order by President Sue Rotter on Friday, May 21, 2021, at 10:00 a.m., in Clubhouse 4, pursuant to written notice given by the Secretary.

PLEDGE OF ALLEGIANCE

Shareholder, Roger Bennett, led the members in the *Pledge of Allegiance*.

QUORUM

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

Ms. Cheryl Wilson, Accurate Voting Service, Inc., 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 Seven's new Directors. She also advised that a quorum was present.

SHAREHOLDER DECLARATION

At the March 17, 2021 regular board meeting, Pat Repasi Shareholder of Unit 159A, declared her intent to vote cumulatively at this Annual Shareholders' Meeting.

CERTIFICATION OF NOTICE OF MEETING

Secretary Repasi read the certification notice:

I, Patricia Repasi, Secretary for Seal Beach Mutual No. Seven, hereby certify that the Notice of Stockholders' Meeting and Ballot was mailed in accordance with Article VII, Section 7.4, of the Bylaws of said Corporation to all subscribers of common stock as of April 21, 2021.

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

INTRODUCTION OF CANDIDATES

The following candidates nominated were introduced as follows:

Roger Bennett	(Incumbent)	Lena Stevens	(Incumbent)
Patricia Repasi	(Incumbent)	Beth Vroon	
Sue Rotter	(Incumbent)		

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CLOSING OF NOMINATIONS

President Rotter requested a motion to close the nominations.

Upon a MOTION duly made by Sandra Dedubovay of, Unit 174-H, and seconded by Marvin Jones of, Unit 146-L it was

RESOLVED that the nominations be closed.

The MOTION passed.

BALLOTING

President Rotter announced 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 Zoom.

POSTING RESULTS

President Rotter 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 Rotter asked for a motion to dispense with the reading of the minutes of the last annual shareholders' meeting held on July 14, 2020, and that they be approved as printed and distributed.

Upon a MOTION duly made by Edward Schottman of, Unit 154-G and seconded Sandra Dedubovay of, Unit 174-H, it was

RESOLVED that the reading of the minutes of the Annual Shareholders' meeting of July 14, 2020, be dispensed with and that they be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Rotter introduced the current 2020-2021 current Board members:

Sue Rotter, President
Roger Bennett, Vice President

Pat Repasi, Secretary
Lena Stevens, Chief Financial Officer

President Rotter then introduced Ms. Kathleen Rapp, GRF Representative; Mr. Randy Ankeny, Executive Director; Ms. Jodi Hopkins, Mutual Administration Director, Ms. Anna Gamboa, Portfolio Specialist and Mr. Josh Monroy, Recording Secretary.

PRESIDENT'S REPORT

President Rotter presented her report (attached).

VICE PRESIDENT'S REPORT

Vice President Bennett presented his report (attached).

SECRETARY'S REPORT

Secretary Repasi presented her report (attached).

CHIEF FINANCIAL OFFICER'S REPORT

CFO Stevens presented her report (attached).

GRF REPRESENTATIVE'S REPORT

Ms. Rapp presented her report (attached).

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny presented his report (attached).

MUTUAL ADMINISTRATION REPORT

Ms. Gamboa presented her report (attached).

A brief recess was called from 10:34 a.m. to 10:51 a.m., to complete the tabulation of votes.

ELECTION RESULTS

Accurate Voting Service, Inc., reported the following results of the election to the shareholders present. With 221 members representing 57% of the total voting power in Seal Beach Mutual No. Seven the following candidates were elected for the 2021-2022

**ANNUAL SHAREHOLDERS' MEETING
SEAL BEACH MUTUAL SEVEN**

MAY 21, 2021

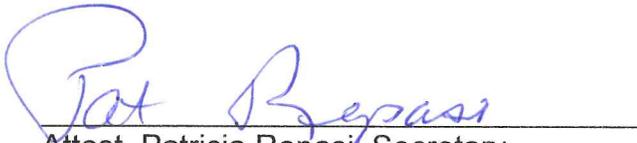
term of office. Roger Bennett elected with 236 votes; Lena Stevens elected with 221 votes; Patricia Repasi elected with 189 votes; Sue Rotter elected with 228 votes; and Beth Vroon elected with 199 votes; Abstentions 3 votes.

ANNOUCEMENT

President Rotter stated that now that the counting is completed, the newly elected board will hold its organizational meeting to elect officers.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:53 a.m.



Attest, Patricia Repasi, Secretary
SEAL BEACH MUTUAL SEVEN
JM: 05/21/2021
Attachments

2021 Annual President's Report

Good morning and welcome to your Mutual's Annual Meeting for 2021, either here, in person or via ZOOM. Last year when we had to meet with masks and be socially distant I never thought we would be meeting like that this year, yet here we are.

I will try to keep this recap short, so here goes. This year we roofed five buildings and will start four more on Monday, leaving only two roofs for next summer. We also had to move up the concrete work at the carports before the road base detreated. We replace a few sidewalk areas that had some water problems. Many rusted light polls were replaced and all older polls were painted. We continued working on revising the Rules and Regulations. As of today we are waiting for our attorney's response to some questions. Last step will be getting them in the proper format before posting and voting. Roger is now our historian with 17 years on the board. He worked on writing several of our old policies and his insight has been invaluable. Roger is always there for the Mutual and the Board values his input.

As you know, JoAnn Fellows moved to Idaho to be close to her family. Lena Stevens has stepped up to fill our CFO position. She worked side by side with JoAnn and has reviewed all her records and reports. She is a go getter and doing a fantastic job. Plus, she has applied for a SCE grant to see if we can get grant money for a few car charging stations. Don't get too excited, as this is Edison and they change the rules mid game, basically what it will cost. Right now they have cancelled the meeting. Stay tune, remember it is Edison.

Because of the pandemic we are not to pass our minutes around. To keep you informed Pat Repasi has been getting out a newsletter. Now everyone has a copy of the fine schedule, another thing we did this year, adopt a fine schedule. No one will get a fine before the Board gives them several notices to comply with the Rules. We treat everyone equally and as you were told at your orientation, "If you don't like rules maybe this is not the place for you."

This year we welcome Beth Vroon to the Board. We are glad she is no longer a snowbird and she will be a great addition to the Board. Thank you Beth. She will see firsthand how well this Board works together to keeping the Mutual looking great and the care we have for all of the residents.

I would like to thank Randy Ankeny for working with the Health Department to allow Leisure World to be the first private vaccination pod. Also a big thank you to the Recreation Department for organizing the project. We are the safest place in California with 80% of the population vaccinated.

I would like to close by asking each of you to just be kind to others. I have heard some of the things Shareholders have said to the GRF employees in all departments. I would hope they were not from Mutual 7. We have a special breed of employees here. They are always very kind to us old folks that they serve. No one should have to go to work to be talked to like that. So time, after time, of taking the abuse a good employee just quits. I know I would not work where someone was yelling and using terrible language when I was trying to help them. Please, take a breath, and just be kind. We have all had this pandemic thing up to our, only visible, eyeballs, but we are almost at the end. Just hang in there a little longer. JUST BE RESPECTFUL AND KIND TO ALL

Sue

MUTUAL 7
Annual Report to Shareholders
2021

This has really been a strange year and it has offered up its share of unique challenges. We had to get used to trying to recognize each other wearing masks while learning new terms such as “ZOOM-ZOOM-ZOOM”.

Despite all the pandemic craziness your Mutual 7 board actually got a lot done while maintaining sound financial stability.

The Architectural Committee met (on zoom) and finalized a number of new and innovative plans for patio extensions. The Board is now allowing shareholders to place smoke glass panels between the beams on the open patios. We are now allowing patio extensions and pony walls on interior unit with the proper Golden Rain and City permits. Please speak with your Mutual Director for more information.

The Board is re-writing all the Mutual rules and regulations based on our attorney’s recommendations to bring them up to date and in conformity as much as possible with all the other Mutuals in Leisure World.

We are also embarking on re-roofing the ^{4 roofs} remainder of our roofs this year.

The landscaping in our Mutual is looking good and thanks to our shareholders we are addressing things such as sprinkler problem on a per unit basis. Again, if you have any question with grass or water or trees call the landscape chairperson (me).

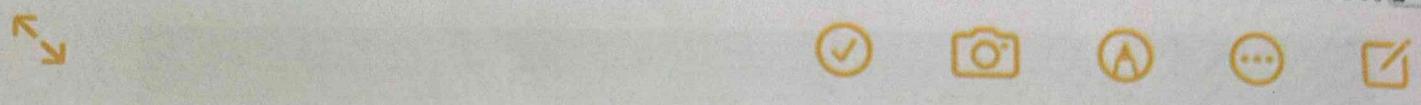
My phone number along with the other Board members will always be posted in each laundry room.

Our Social Committee has not met as of yet and we are REALLY looking forward to getting together with our shareholders to plan our unique Mutual events such as: neighbor eat outs at the local restaurants, as well as our annual swap meet and our December Holiday Party and 4th of July Party in the park. These events are what makes Mutual 7 unique.

There are a lot of new shareholders since our last Annual Meeting and we as a Board welcome you and look forward to meeting you all in person.

As the pandemic is hopefully winding down and the many amenities which our community of Leisure World offers will be opening up, we are all looking forward to being out and about with our friends and neighbors again.

Roger



May 21, 2021 at 8:59 AM

Good morning shareholders and fellow board members:

End: I have truly enjoyed serving on the M7 BOD these last two years, and I thank you for your faith in my abilities to help keep our mutual running as smoothly as possible.

Start: This last year has been a tough year for all of us. While we were able to get outdoor projects done, anything indoor became a challenge, requiring us to query shareholders as to their health before calling service maintenance. Meetings via zoom were a challenge due to technical difficulties plus the learning curve. Passing minutes to each apartment halted, and we have had to rely solely on postings in the laundry rooms (which, by the way, is our official posting site).

As we slowly open up again, we will enjoy meeting with each other in person, shaking hands and even the occasional hug!

Thank you!

**MUTUAL 7 ANNUAL SHAREHOLDERS MEETING
CHIEF FINANCIAL OFFICER’S REPORT
MAY 21, 2021**

I want to begin by thanking Joanne Fellows, our CFO for the last 16 years. I have been able to continue where she left off as she has created an excellent financial position.

Since our last Annual Meeting in July 2020 the board has been very active in upgrading and maintaining our aging buildings and grounds, including:

- Carport asphalt replacement with cement at South end of carport 86 and 87.
- Sidewalk cement repairs.
- We are in the process of Re-Roofing buildings 150, 153, 161 and 162.

Your board passed the 2021 budget that provides adequate income to meet the anticipated annual expenses of our mutual and also provides a prudent reserve for the future maintenance of our buildings and infrastructure.

Financial Summary for:	<u>1/1/2021 – 4/30/21</u>
Total Income	\$ 672,175
Total Operating Expenses	(402,488)
Total Transferred to Reserve	<u>(219,767)</u>
Excess Income prior to Depreciation	<u>\$ 49,920</u>
Restricted Reserve Funds	\$1,101,350
Project Commitments for 2021 Roofing	<u>(281,350)</u>
Total Restricted Reserves to date	<u>\$ 820,000</u>

We all work very diligently to help keep Mutual 7 running smoothly and efficiently.

Thank you for allowing me to be your CFO/director and look forward to serving you this next year.

Lena Stevens

MUTUAL 7 ANNUAL MEETING

May 21, 2021

2020-2021 has been a very challenging time for all of us but especially so for the volunteers who continued to run the Mutual throughout the pandemic. Today we should celebrate the Mutual Directors who have worked so hard for us all year and I want to thank them for the hours and hours they gave to their neighbors while working under the COVID restrictions. We are truly fortunate to live in a Mutual that is so well run and forward thinking.

I have served as your GRF Director for the last eight and one half years and thank you for that opportunity. This year I have served on the Executive Committee, Recreation Committee, Architecture Design and Review Committee, Strategic Planning ad hoc Committee, AB 3182 ad hoc Committee, Entertainment sub-committee and chaired the Physical Property Committee and the Management Services Review ad hoc Committee.

I have enjoyed the opportunity to serve our Mutual through the years, first as a M7 Director then President of the Mutual and last as a GRF Director but I have decided to retire to the life of leisure I moved here for and am really looking forward to all of the new, fun and educational choices provided to us. Thank you again for the opportunity to serve you.

Respectfully Submitted,
Kathy Rapp
GRF Director, Mutual 7



2020/2021 Annual Report

Together Again

Dear Mutual Seven Board and Shareholders

On March 11, 2020, the world came to a standstill with the declaration of COVID-19 as a global pandemic. 430 plus days have now gone by since then, with over 325 days of operation under the 2020/21 Board terms. We stood together during this confusing and difficult time. Together we have seen our priorities massively shift due to COVID-19, and it was eye opening, how much can change in a short period of time, how much we took for granted.

We held our community together during this time of challenge, we adapted, we stayed strong, and ultimately, We Are Prevailing.

The odds are pretty high that each of us may have suffered a loss, knew someone who had to endure this horrible disease, and experienced social isolation through stay at home orders. We lost the opportunity to shake hands, the gift of a smile, or even a hug to someone in need.

How will this term be remembered? The masks we wore, loss of control in our everyday lives being snatched away from living behind closed doors and as a community being brought face to face with our new reality. But from this term, I believe something wonderful has emerged. Can the past year, in fact, become the best year of our lives? 2020/21 Board terms has reminded us, every day, that our collective lives are intertwined in more ways than we can appreciate.

We are each other's safekeepers. Each other's hope.

We learned to value the interconnectedness that binds us.

We were all part of helping and supporting each other. This is evident in the many acts of goodness, kindness, and random acts of compassion we've seen over the past few months. This is the founding premise of our community, "neighbors helping neighbors."

Yes, we accomplished many projects (see attached), with the key project being **togetherness** and community unity.



2020/2021 Project Report

During the GRF 2020/2021 GRF Board Term the following projects were approved

- Trust property enhancement and renovation, Fitness Center, Reserve Funding in the amount of \$170,950 and Capital Funding in the amount of \$61,505 – Completed.
- Installation of an Orange County Registrar of Voters, On Site Ballot Drop Box.
- Annual Flu Shot Clinic, provided through Optum Care.
- 2020 Paving Project, Reserve Funding in the amount of \$630,511 - Completed.
 - Northwood – Del Monte to St. Andrews
 - Oakmont
 - Church Place
 - CH2 Parking Lot (Between CH2 and RV Lot)
 - CH3 and CH4 Parking lots
 - Foxburg
- Installation of Synology NAS Backup Solution for enhance data storage, Capital Funding in the amount of 3,556 – Completed.
- Replaced the Forklift, Reserve funding in the amount of \$26,336.10 – Completed.
- Landscape replacements (CH2 and Service Maintenance), Reserve Funding in the amount of \$5,690 – Completed.
- Installation of Paramount Workplace Solution Software (Purchasing Requisition), Capital funding in the amount of \$41,220 and Non-Budget Operational funding in the amount of \$3,780 – Completed.
- Trust property enhancement and renovation, Amphitheater Loft (Center for Performing Arts), Capital Funding in the amount of \$30,000 – Completed.
- 2020 Paving Project (Additional street replacement), Foxburg Road, Reserve funding in the amount of \$106, 225 – Completed.
- Trust property enhancement, Pedestrian Safety Fences (St Andrews and CH3), Reserve funding in the amount of \$21,465 – Completed.
- Renaming of Trust Property, the Golf Course was renamed to Turtle Lake Golf Course.
- Trust property enhancement and renovation, RV lot main entrance, \$ 23,600
- Sewer Lift Station, Core Components replacements, Reserve funding in the amount of \$25,547 – Completed.
- COVID-19 Vaccine Program, First Special Dispensing Point of Vaccine in Orange, 4,915 community members were vaccinated.

- Trust property enhancement and renovation, Purchasing Department Office improvements and ergonomics solutions, Capital Funding in the Amount of \$3,000 – Completed.
- Street Project, Spandrel Replacement on El Dorado, Reserve Funding in the amount of \$9,512 – Completed.
- Trust property enhancement and renovation, CH2, Pools and Game Room, Reserve Funding in the amount of \$189,688 and Capital Funding in the amount of \$74,883 – In process, with a June 2021, completion.
- Trust property enhancement and renovation, Phase Two, Administration Workstation and ergonomics, Reserve Funding in the amount of \$4,000 and Capital Funding in the amount of \$2,150 - Project start, June 2021 with an estimated 6-week project period.
- HVAC Replacement, CH6, Unit 4, Reserve Funding in the amount of \$9,500 – Completed.
- Trust property enhancement and renovation, CH3 Fireplace renovation (removal of surround and new stone veneer), Capital funding in the amount of \$10,000 - Project to start, July 2020 with a 6-week project period.
- Trust property enhancement and renovation, Building 5, Elevator upgrades, Reserve Funding in the amount of \$50,097 - Project to start, July 2020 with a 6-week project period.



ANNUAL SHAREHOLDERS' MEETING 2021

Dear Leisure World Seal Beach Shareholders and Homeowners,

Thank you for your presence here today either via Zoom, telephone or in person. We would like to first acknowledge each and every one of you for your patience and strength during this challenging year. We saw our beautiful community come together and provide services with friendly covered smiles and we are so incredibly proud of that.

Thank you to all the volunteers at every level that made the year possible. To all who contributed to the COVID clinic, thank you. We saw the lines of residents who got their first and second vaccine. People helped their friends and neighbors register and drive them out for their appointment. We saw the friendly faces staying late to make sure that all those with appointments got their vaccination. When a community comes together, to look after one another, we achieve great things like this.

As a community we heard the voices of the shareholders to open the amenities, although limited, we look forward to seeing all of the wonderful resources we have to offer available once again to everyone. It was all of you who stepped up and with patience taking steps towards our new normal. We applaud you all who went with the many changes, and yes, some last-minute changes, as they happened with optimism.

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.

Our team of staff members, thank you for aiding in 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 our Executive Director, Mr. Ankeny for continuing to spearhead our way out of this historical period. The work continues and we look forward to working with a team dedicated to providing the best to our community.

In closing, my sincere appreciation and gratitude. Thank you all, we wish everyone a happy and healthy rest of the year. And if you need us, you know where to find us! 😊

Sincerely,
Jodi Hopkins, Mutual Administration Director
Anna Gamboa, Portfolio Specialist
Ripa Barua, Portfolio Specialist

