

MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING

February 8, 2022

Pursuant to notice previously given, a regular meeting of the Board of Directors was held via ZOOM on Tuesday, February 8, 2022, at 9:30am.

Directors Present: Bob Hortin, Vice President; Edwin Bradley, Treasurer; Doug Allston, Director; Jack Looney, Director; Betsy Davis, Director

Directors Absent: Joan Allston, President; Paula Seebode, Secretary

Management: Crystal Castillo, Assistant General Manager – Kelly Rivera, Administrative Assistant, Mutual Services

Visitors: Various unit owners

1. Call to Order – The meeting was called to order at 9:30 a.m.

Community Report – Mrs. Castillo gave the Community report. She reported that the auditors are currently on site, and that they have already completed all of their in-person work for the 2021 audit. Final reports will be submitted by the end of March and presented to the Leisure World Board of Directors in April. The Gate Access Project is moving forward, and the security department is working on getting the RFID readers installed on 120 resident vehicles that are part of the Beta test group. They are reaching out to each resident individually to schedule an appointment to get the readers installed. She also stated that the Clubhouse One project is also moving forward, and that there were some delays due to the cold weather. The project should be completed in April 2022, and once this is done, the contractor will move forward with the new Administrative building project. DMA Reserves will be doing the field work for the community's reserve study this week.

2. Correspondence/ABMs: No correspondence or ABMs at this time.
3. Approval of Agenda for February 8, 2022 BOD meeting– The agenda was approved as presented.
4. Approval of Minutes for January 11, 2022 BOD meeting– The minutes were approved as presented.
5. Treasurer's Report- Ed Bradley
 - a. Bills to consider

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To pay for Gross Mendelsohn Invoice #391628 in the amount of \$1,270.00 for the audit of the financial statements and related tax return preparation for the year ended December 31, 2021.

Resolution #66, 02/08/2022

b. Investment Actions

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

Resolved: The Mutual 16 Board of Directors hereby authorizes Leisure World Accounting to reinvest all of the proceeds of the Congressional Bank CD maturing on March 4, 2022 in a one-year CD on the best terms available.

Resolution #67, 02/08/2022

Resolved: The Mutual 16 Board of Directors hereby authorizes Leisure World Accounting to reinvest all of the proceeds of the First Internet Bank CD maturing on March 5, 2022 in a one-year CD on the best terms available.

Resolution #68, 02/08/2022

6. Advisory Committees

- a. E&R- Bob Hortin – Mr. Hortin reported that Mr. Kimble attended this month's meeting, and that he announced that there will be some changes in E&R staffing. He also stated that a new circulating pump was installed in response to several complaints regarding the water temperature of the pool. The Korean Club will begin operating in May.
- b. Golf- Doug Allston – Mr. Allston reported that the number of rounds played is down compared to last year due to the weather. The inside of the Pro Shop was painted.
- c. Health- Jeanne Jones – Ms. Jones reported that the contract between Leisure World and Medstar continues to be negotiated, and that the committee passed a resolution to require Leisure World employees to be vaccinated against COVID-19 or to submit to weekly testing in order to avoid spreading the virus to Leisure World residents. EPAC made a few changes to the resolution, but there is currently no update on whether or not this resolution will be presented to the Leisure World Board of Directors.
- d. Landscaping- Betsy Davis – No report at this time.
- e. CPAC/Technology/ Strategic Planning- Art Popper- Dr. Popper reported that CPAC is still requesting ideas for new proposals, and that an article posted on the New York Times Newspaper talks about how fast electrical cars are coming. There are currently very few charging stations for electrical vehicles in the United States, and the committee is considering a few options regarding electrical vehicle

charging stations in Leisure World. One of the options is to have shared charging stations around Leisure World and to allow residents to make reservations in order to charge their vehicle. One of the concerns with this option is the lack of reliable and convenient transportation to travel back and forth from the charging station. Another option is for Mutual 16 to install charging stations for its residents. The Mutual can decide between level one charging, which is slow and can be used in individual homes and will require a 120 volts circuit breaker individual line; and a level two charging, which requires 220 volts and can fully charge an electric car overnight. This option is more expensive and will require a special box to do the charging. The cost for installation of a charging station will be paid by the Mutual, and the price will depend on whether the Mutual qualifies for rebates and the distance between the station and the power source. Dr. Popper answered all questions regarding this matter.

- f. Tennis/ Pickleball - Dee Berkholtz- Ms. Berkholtz reported that there are a few issues with the courts due to snow and ice. E&R is currently looking into moving the wind block located on the South side to block the wind and let the sun in. She answered all questions.
 - g. Security & Transportation- Harry Geehreg- No report at this time.
 - h. Leisure World BOD- No report at this time.
7. Insurance Report- Betsy Davis/ Paula Seebode- Ms. Davis reported that she received a message from Jeff Rice, who stated that one insurance company had questions regarding the Mutual's charcoal grills policy. She also reported that one of the biggest challenges during the search for a new insurance policy has been that all claims are listed under the Community's Master Policy Plan, and that they are currently trying to find a way to separate Mutual 16 from claims reported by other Mutuals.
8. Mutual 16 Committee Reports:
- a. M16 Newsletter- Chris Everett- Mr. Everett stated that the newsletter is on track, and that he has received lots of content.
 - b. Maintenance-Jack Looney- Mr. Looney reported that the concrete work at 3408 Parker Creek Lane has been completed, and that the repairs at 15504 Prince Frederick Way will begin in about a week. He also stated that he received a few phone calls regarding dryer vent problems and water collection around the doorway of 15403 Prince Frederick Way.
 - c. Social- Julie Repeta- No report at this time.
 - d. Park- Paula Seebode- No report at this time.
 - e. Landscape- Doug Allston- No report at this time.
9. Open Forum- Joe Halpin had a question regarding the investment of CDs. Mr. Bradley

explained that accounting searches for the best available rate before reinvesting CDs.

10. Next Agenda Meeting – Agenda meeting will be held on 3/3/2022 at 1PM in Clubhouse 2.

11. Next BOD Meeting – The next Mutual 16 Board meeting will be held 3/8/2022 at 9:30 AM via Zoom.

12. Adjournment – The meeting was adjourned at 10:23 AM.

DRAFT