

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

July 12, 2022

Pursuant to notice previously given, a regular meeting of the Board of Directors was held via ZOOM on Tuesday, July 12, 2022, at 9:00am.

Directors Present: Joan Allston, President; Betsy Davis, Vice President; Paula Seebode, Secretary; Edwin Bradley, Treasurer; Doug Allston, Director; Jack Looney, Director; Ellen Darr, Director.

Management: Crystal Castillo, Vice President and Chief Operating Officer; Kelly Rivera, Administrative Assistant, Mutual Services.

Visitors: Various unit owners.

1. Call to Order – The meeting was called to order at 9:00 a.m.
2. Community Report – Mrs. Castillo reported that the Clubhouse one project has been delayed due to weather, and that the Reserve Study has been completed and is available on the Leisure World website. The Leisure World Board of Directors will have a special meeting on Tuesday, July 19 to reveal the results of the Reserve Study and to ask for any feedback from the residents. Residents at Vantage Point East had their RFIDs installed this past Saturday, and the Admin building project is still in the works, but many permits still need to be acquire before the project begins. The Medstar contract is still being negotiated and there will be a happy hour event this upcoming Friday, July 15.
3. Approval of Agenda for July 12, 2022 BOD meeting – The agenda was approved as presented.
4. Approval of Minutes for June 14, 2022 BOD meeting – The minutes were approved as presented.
5. Correspondence/ABMs – No Report.
6. Treasurer’s Report – Ed Bradley –
 - a. Investment Actions –

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

Resolved: The Mutual 16 Board of Directors authorizes Leisure World Accounting to redeem all of the proceeds of the Cathay Bank CD maturing on July 27, 2022 and to invest the funds in a money market account on the best terms available.

Resolution #16, 7/12/2022

Resolved: The Mutual 16 Board of Directors authorizes Leisure World Accounting to pay the Greater New York Commercial Package insurance policy premium installments, coming due on September 28, 2022 and on December 27, 2022, each in the amount of \$10,559.32.

Resolution #17, 7/12/2022

7. Advisory Committees

- a. E&R – Bob Hortin – Mr. Hortin reported that the Committee will meet with CPAC on July 20th to discuss the following proposals: renovation of the auditorium; reconstruction of the outdoor pool; and the building of a labyrinth.
- b. Golf – Doug Allston – Mr. Allston reported that 10,000 rounds of golf have been played so far, and that the renovation of the golf course is going smoothly and should be completed between July and August.
- c. Health – Jeanne Jones – No report.
- d. Landscaping – Betsy Davis – No report.
- e. CPAC/Technology/ Strategic Planning – Art Popper – No report.
- f. Tennis/ Pickleball – No report.
- g. Leisure World BOD – No report

8. Insurance Report – Betsy Davis/ Paula Seebode – Mrs. Allston attended the insurance advisory committee meeting. They are working on rules for Mutuals to opt-out and opt-back-in to the Leisure World property and other insurance policies.

9. Mutual 16 Committee Reports:

- a. M16 Newsletter – Chris Everett – Mr. Everett reported that he received lots of content for the newsletter.
- b. Maintenance – Jack Looney – Mr. Looney reported that two work orders for gutter repairs have been placed.
- c. Social – Julie Repeta – No report.
- d. Park – Paula Seebode – No report.
- e. Landscape – Doug Allston – Mr. Allston reported that he will be conducting inspections in the next couple of weeks.
- f. Reserve Study –

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

To accept the proposal for the Mutual 16 Reserve Study presented by Reserve Advisors, and to authorize the down payment of \$1,700.00 to be paid to Reserve Advisors as soon as possible.

Resolution #18, 7/12/2022

g. Rules Committee –

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

To expand the charter of the Rules Committee to include the revision of the Mutual 16 bylaws, and to present the Committee's findings to the Board.

Resolution #19, 7/12/2022

10. Open Forum – Ms. Seebode reported that Crystal Castillo sent an update regarding the refund for insurance requested by Mutual 16. USI received some of the insurance money back, and they will look into disbursing the money back to Leisure World and to Mutual 16 as they receive it.
11. Next Agenda Meeting – Agenda meeting will be held on 8/4/2022 at 1PM in Clubhouse 2.
12. Next BOD Meeting – The next BOD meeting will be on 8/9/2022 at 9:30am via Zoom.
13. Adjournment – The meeting was adjourned at 9:51 AM.