

Resolution M50-20-04

Building Maintenance Committee Charter

WHEREAS, Laguna Woods Mutual No. Fifty Bylaws, Article VIII, Section 1 states in part:

The Board may designate one or more Standing, Ad hoc or other committees, each to serve at the pleasure of the Board and each consisting of a sufficient number of Qualifying Mutual Fifty Resident Members to meet the needs of its particular function or functions. The duties and powers of these committees shall be determined by the Board, provided that the authority of each committee is limited to advising the Board and all final actions are subject to the specific approval of the Board;

NOW THEREFORE BE IT RESOLVED, January 16, 2019, the Board of Directors of this Corporation hereby approves the Building Maintenance Committee Charter and assigns the duties and responsibilities of the Committee as follows:

- Perform the duties imposed upon all standing committees as set forth in the current resolution entitled, "General Duties of Standing Committees";
- Perform monthly building walk with representative of the Maintenance Department; discuss possibilities and new ideas and making recommendations to the Board as appropriate;
- The Committee shall meet monthly to review necessary maintenance, progress from previous months and discuss future maintenance activities to be recommended to the Board;
- Provide recommendations to the Board on policy and procedures for handling homeowner complaints and maintenance requests.
- A Committee Member shall report at the Regular Board meeting concerning the results of Building Inspections and Maintenance Committee meetings and plans;

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.