

REGULAR MEETING

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF
LAGUNA WOODS MUTUAL NO. FIFTY
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

Thursday, August 18, 2022

The Board of Directors of Laguna Woods Mutual No. Fifty, a California non-profit mutual benefit corporation, met at 10:00 a.m. on Thursday, August 18, 2022, at 24055 Paseo Del Lago West, Laguna Woods, California.

Directors Present: Ryna Rothberg-Chair, Al Amado, John Carter, Sue Stephens, and Margaret Bennett

Directors Absent: None.

Staff Present: Lisa Armstrong, Ariana Rodriguez, Travis Mooney, Taylor Fox, Mauricio Rios, Freddy Rodriguez, Ed Presley, and German Cuenca

Others Present: None.

CALL TO ORDER

Director Carter called the meeting to order at 10:05 a.m. and established that a quorum was present.

APPROVAL OF AGENDA

By unanimous consent the Board approved the agenda.

SECRETARY REPORT

Director Stephens moved to approve the July 21, 2022, Open Session Meeting Minutes. Director Bennett seconded the motion. By a vote of 5-0-0, the motion passed.

Director Rothberg arrived at 10:08 AM

HOMEOWNER FORUM

The following homeowners participated in the Open Forum:

- Peter Sanborn: Sodexo Follow-up
- Tom Hood: Mail at front Desk
- Lily Falk: Crystal Dining Room service
- Nettie Sarvas: Hair and nail service at the Towers
- Kay McNamara: Fruit flies and power outage

The Board responded to Resident comments. No Board action was taken.

CHAIR REMARKS

Director Rothberg commented on the Sodexo contract extension and Resident satisfaction with Dining Services that was reported via surveys.

MANAGEMENT REPORT

Ms. Armstrong introduced the Board for the benefit of new Members. She also gave the Management reports for July 2022, including: The Staff Full-Time Equivalent Employees Report, The Resale Report, The Leasing Report, and the Dining Services Reports.

TREASURER'S REPORT

Director Amado reported on the June 2022 Financial Statements (including budget amounts and variances).

Director Amado moved to accept the June 2022 Financial Statement. Director Stephens seconded the motion. Director Bennett moved to amend the motion under the condition that it is notated in the Meeting Report that "the Assessment Receivables are grossly overstated and mostly uncollectable and will be written off as bad debt when directed to do so by Mutual Fifty's CPA." Director Stephens seconded the amendment. By a vote of 5-0-0, the amendment passed. By a vote of 5-0-0, the Board accepted the amended motion.

COMMITTEE REPORTS

The Board reviewed the following meeting reports:

- Activities Committee
- Marketing Committee
- Dining Services Committee
- Landscape Committee
- Maintenance Committee and Energy Efficiency Task Force
- Sales Task Force
- AD Hoc Document Review Committee

OLD BUSINESS

Dress Code

Director Stephens read the proposed resolution:

RESOLUTION M50-22-46

Dining Room and Common Area Dress Code Rules

WHEREAS, Laguna Woods Mutual No. Fifty has maintained a dress code for common areas and both the California and Crystal Dining Rooms since the inception of The Towers; and

WHEREAS, good grooming (clothing, hair, face and hands) is expected at all times in the Dining Rooms and Common Areas; and

WHEREAS, the following dress codes for The Towers' Dining Rooms and Common Areas apply to both residents and their guests (for whom residents are responsible);

NOW THEREFORE BE IT RESOLVED, August 19, 2021, that the Board of Directors of this Corporation, on behalf of the Corporation, hereby states the Laguna Woods Mutual No. Fifty Dining Room and Common Area Dress Codes as shown;

TOWERS COMMON AREA

The following is unacceptable attire for Towers' Common Area:

1. Sleep Attire
2. Scrubs
3. Bedroom Slippers
4. Swimwear

CRYSTAL DINING ROOM

A blazer or suit jacket is required for men dining in the Crystal Dining Room*.

The following is unacceptable attire for anyone dining the Crystal Dining Room:

1. Shorts
2. Shirts with Messaging
3. Uncollared Shirts (for men)
4. Athletic/Gym Pants
5. Muumuus/ Lounger
6. Denim
7. Bedroom Slippers
8. Hats or Bandanas
9. Windbreakers/hoodies/sweatshirts

*men must keep jackets on while in the Crystal Dining Room

CALIFORNIA DINING ROOM (Dinner)

The following is unacceptable attire for anyone dining in the California Dining Room during dinner hours:

1. Shorts above knee length
2. Denim with fading, holes, or frays
3. Shirts or jacket with Messaging
4. Uncollared Shirts or T-Shirts (for men)
5. Athletic/Gym Pants
6. Bedroom Slippers
7. Hats or Bandanas

CALIFORNIA DINING ROOM (Lunch)

The following is unacceptable attire for anyone dining in the California Dining Room during lunch hours:

1. Swimwear (bathing suits/coverups)
2. Sleepwear

RESOLVED FURTHER, that if a member believes that he/she is entitled to an exception to these rules as a reasonable accommodation of a disability, the individual should submit the request to management. Each request will be considered by the Board on a case-by-case-basis; and

RESOLVED FURTHER, that the Board should rely on shareholders to report alleged violations of the Dress Code Policy; and

RESOLVED FURTHER, that in an instance where a violation of the Dress Code is observed, the information will be communicated to The Towers General Manager stating the name of the resident/guest, the date, time, and the specific offense, and the General Manager will proceed with the resident disciplinary process; and

RESOLVED FURTHER, that any resident found to be violating these rules will be brought forward to the Board of Directors for a hearing and potential disciplinary action.

RESOLVED FURTHER, that the Board may take disciplinary action authorized by the Mutual's governing documents including, but not limited to: 1) imposing a fine subject to the Board's Fee and Penalty Schedule between \$25-500; 2) suspension of common area privileges (including the use of the dining rooms); or 3) termination of the occupancy of the resident in Mutual Fifty with notice and hearing where required.

RESOLVED FURTHER, that Resolution M50-21-20 dated August 19 ,2021 is hereby superseded and canceled; and

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.

This resolution has satisfied the required 28-day comment period per the Davis-Sterling Common Interest Development Act.

These rules are to be effective August 18, 2022.

Bocce Ball Court

Ms. Fox updated the Board on the Bocce Ball Court status. The Board requested staff survey residents to determine how many residents are interested in using a Bocce Ball Court before proceeding with this project.

NEW BUSINESS

Approve Third Party Inspector of Elections

The Board requested 3 proposals.

Landscape Repair Proposal

Director Carter moved to approve the proposal from Bemus Landscape in the amount of \$831.12 for irrigation repairs. Director Amado seconded the motion. Discussion ensued. By a vote of 3-1-1, (Director Stephens abstained, Director Bennett opposed) the motion passed.

FUTURE AGENDA ITEMS

None.

DIRECTOR COMMENTS

Director Stephens reported that GRF will not be selling their buses to Age Well.

SUMMARY OF BOARD DIRECTIVES

- Remind Residents in the Friday Newsletter to fill out comment cards
- Survey Residents in the Friday Newsletter to see if they would be interested in using a Bocce Ball Court.
- Obtain 3 bids for the Inspector of Elections

ADJOURNMENT

The Meeting was adjourned at 11:49am



Sue Stephens, Secretary

