

**MINUTES OF THE ANNUAL SHAREHOLDERS MEETING
SEAL BEACH MUTUAL SIXTEEN
MAY 26, 2021**

The annual Meeting of the Shareholders of Seal Beach Mutual Sixteen, a California corporation, was called to order by President Watkins on Wednesday, May 26, 2021, at 2:04 p.m., in Clubhouse 4, pursuant to written notice given by the Secretary.

PLEDGE OF ALLEGIANCE

Janet Isom led the members in the *Pledge of Allegiance*.

QUORUM

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

SHAREHOLDER DECLARATION

At the March 2, 2021 regular board meeting, Cynthia MacFarland of Unit 50E declared her intent to vote cumulatively at this Annual Shareholders' Meeting.

CERTIFICATION OF NOTICE OF MEETING

Secretary M. Clawson read the Secretary's Certification Notice as follows:

I, Marcia Clawson, Secretary for Seal Beach Mutual No. Sixteen, hereby certify that the Notice of Stockholders' Meeting and Ballot was mailed in accordance with Article IV, Section 4, of the Bylaws of said Corporation to all subscribers of common stock as of April 26, 2021. Further, in accordance with the bylaws, the cumulative voting procedure will be used.

FURTHER, THE CUMULATIVE VOTING PROCEDURE WILL BE USED.

INTRODUCTION OF CANDIDATES

The following candidates nominated for the 2021-2022 term of office were introduced as follows:

Marcia Clawson (Incumbent)
Loni Gardette (Incumbent)
John Mayfield (Incumbent)

Judith Morrow
Dale Watkins (Incumbent)

CLOSING OF NOMINATIONS

President Watkins called for nominations from the floor. There being no further nominations, President Watkins requested a motion to close the nominations.

Upon a MOTION duly made by Cynthia MacFarland, unit 50-E, and seconded by Loni Gardette, unit 52-A, it was

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RESOLVED that the nominations be closed.

The MOTION passed.

BALLOTING

Ms. Cheryl Wilson, Accurate Voting Services, 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 Sixteen's new directors.

President Watkins announced that the voting was now closed. He informed shareholders that they were welcome to observe the counting process on the monitors.

ANNOUNCEMENT OF RESULTS

The results of the election will be posted on the main doors of all the clubhouses. When the counting is completed, the newly elected board will hold its organizational meeting to elect officers.

MINUTES

President Watkins asked for a motion to dispense with the reading of the minutes of the last annual shareholders meeting held on July 22, 2020, and that they be approved as printed and distributed.

Upon a MOTION duly made by Loni Gardette, unit 52-A, and seconded by Marcia Clawson, unit 51-H, it was

RESOLVED that the annual shareholders meeting minutes of July 22, 2022 be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Watkins introduced the current 2020-2021 Board members:

Dale Watkins, President
Loni Gardette, Vice President
Marcia Clawson, Secretary

Jon Gillespie, CFO (**Absent**)
Steve Mayfield, Director (**Zoom**)

President Watkins then introduced GRF Representative, Janet Isom; Executive Director, Randy Ankeny; Portfolio Specialist, Ripa Barua; and Recording Secretary, Priscilla Jimenez.

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PRESIDENT'S REPORT

Mr. Watkins presented his report.

VICE PRESIDENT'S REPORT

Ms. Gardette presented her report.

CHIEF FINANCIAL OFFICER'S REPORT

Mr. Gillespie was not present.

Mr. Watkins reported that all major projects (driveway paving around carport 9 and roofing of buildings 51, 52, 53, 54, and the laundry room) have been completed as budgeted. A small increase in the monthly assessment was imposed to assure adequate funds will be available for the roofing of building 50 and the carports when needed.

GRF REPRESENTATIVE'S REPORT

Ms. Isom presented her report.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny presented his report (attached).

MUTUAL ADMINISTRATION DEPARTMENT REPORT

Ms. Barua presented her report (attached).

ELECTION RESULTS

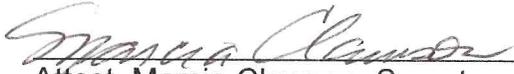
Accurate Voting Services, Inc., reported the following results of the election to the shareholders present. With 37 members representing 61% of the total voting power in Seal Beach Mutual No. Sixteen the following candidates were elected for the 2021-2022 term of office. Marcia Clawson, elected with 37 votes; Loni Gardette, elected with 38 votes; John Mayfield, elected with 23 votes; Judith Morrow, elected with 26 votes; and Dale Watkins, elected with 42 votes.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 2:26 p.m.

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Attest, Marcia Clawson, Secretary
SEAL BEACH MUTUAL SIXTEEN
Pj/rb: 05/26/2021
Attachments



2020/2021 Annual Report

Together Again

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 though 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.

Please take some time today to think about what we have accomplished together. Our commitment to our very special community and how much we value our safe and healthy home.

I want to thank the GRF Board, Mutual Boards and all Shareholders of Leisure World Seal Beach for raising to the many challenges. I could not imagine enduring what we have all endured together without you.

The following quote sums up perfectly who we are:

“Isn’t everyone a part of everyone else”

Budd Schulberg

Thank you for allowing us to be part of your community and your lives.

Respectfully submitted.

Randy Ankeny

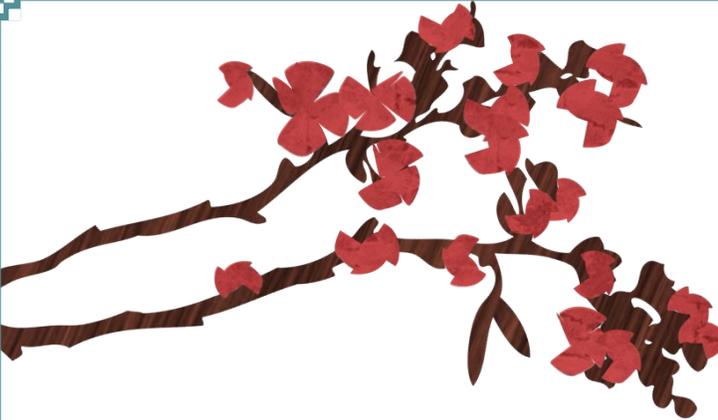


2020/2021 Project Report

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

