

**MINUTES OF THE ANNUAL SHAREHOLDERS' MEETING
SEAL BEACH MUTUAL SIX
JUNE 4, 2021**

The Annual Meeting of the Shareholders of Seal Beach Mutual Six, a California corporation, was called to order by in President Baidack at 10:00 a.m. on Friday, June 4, 2021, in Clubhouse 4.

PLEDGE OF ALLEGIANCE

GRF President, Susan Hopewell led the Pledge of Allegiance.

QUORUM

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

SHAREHOLDER DECLARATION

At the March 26, 2021 Regular Board Meeting, Mary Granger of Unit 55-F, declared her intent to vote cumulatively at this Annual Shareholders' Meeting.

CERTIFICATION OF NOTICE OF MEETING

Secretary Teresa Boggs read the Certification Notice:

I, Teresa Boggs Secretary for Seal Beach Mutual No. Six, hereby certify that the Notice of Stockholders' Meeting and Ballots were mailed in accordance with Article VII, Section 7.4, of the Amended and Restated Bylaws of said Corporation to all subscribers of common stock as of May 5, 2021.

FURTHER, IN ACCORDANCE WITH THE BYLAWS, THE CUMULATIVE VOTING PROCEDURE WILL BE USED.

INTRODUCTION OF CANDIDATES

The following nominated candidates were introduced as follows:

Lynn Baidack (Incumbent)
Frances "Bunny" Boardman
Teresa Boggs (Incumbent)
Charlotte Cone (Incumbent)
Frank J. De Palma (Incumbent)

Kathy Dyke
Patricia McNamara
Michael Simpson (Incumbent)
Evelyn Velez (Incumbent)

CLOSING OF NOMINATIONS

President Baidack requested a motion to close the nominations.

Upon a MOTION duly made by Glenna Hoff, Unit 66-G, and seconded by Nancy Garrett, Unit 131-A, it was

RESOLVED, That the nominations be closed.

The MOTION passed.

BALLOTING

Ms. Cheryl Wilson, Accurate Voting Service, 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 Eleven's new Directors.

President Baidack announced that the balloting was now closed. She informed shareholders that they were welcome to observe the counting process on the monitors.

POSTING RESULTS

President Baidack stated that within 15-days of the election, the Board will publicize the results of the elections in a communication directed to all shareholders. Results of the elections would also be posted on the main doors of all clubhouses upon completion of the final tally of ballots.

MINUTES

President Baidack asked for a motion to dispense with reading the minutes of the last Annual Shareholders' Meeting held on August 7, 2020, and that they be approved as printed and distributed.

Upon a MOTION duly made by Charlotte Cone, Unit 59-L and seconded by Pennie Alberts, Unit 53-G, it was

RESOLVED, That the Annual Shareholders' Meeting minutes of August 7, 2020 be approved as printed and distributed.

The MOTION passed.

INTRODUCTION OF CURRENT BOARD MEMBERS AND GUESTS

President Baidack introduced the current 2020-2021 Board members:

Lynn Baidack, President
Charlotte Cone, Vice President
Teresa Boggs, Secretary
Evelyn Velez-Rosario, Chief Financial Officer
Frank De Palma, Director
Michael Simpson, Director

President Baidack then introduced the Golden Rain Foundation Representative, Susan Hopewell; Executive Director, Randy Ankeny; and Portfolio Specialist, Ripa Barua, and Recording Secretary Priscilla Jimenez.

PRESIDENT'S REPORT

President Baidack presented her report (attached).

VICE PRESIDENT'S REPORT

Vice President Cone presented her report.

CHIEF FINANCIAL OFFICER REPORT

Chief Financial Officer Velez-Rosario presented her report.

SECRETARY'S REPORT

Secretary Boggs gave a verbal report.

DIRECTOR'S REPORTS

Director De Palma presented his report.

Director Simpson presented his report.

GOLDEN RAIN FOUNDATION REPRESENTATIVE'S REPORT

GRF President Susan Hopewell presented her report.

EXECUTIVE DIRECTOR'S REPORT

Mr. Ankeny's presented his report (attached).

MUTUAL ADMINISTRATION DEPARTMENT REPORT

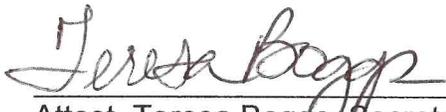
Ms. Barua presented her report (attached).

ELECTION RESULTS

Accurate Voting Service, Inc., reported the following results of the election to the shareholders present. With 254 members representing 62% of the total voting power in Seal Beach Mutual No. Six the following candidates were elected for the 2020-2021 term of office. Lynn Baidack elected with 283 votes; Frances (Bunny) Boardman elected with 162 votes; Teresa Boggs elected with 213 votes; Charlotte Cone not elected with 159 votes; Frank J. DePalma elected with 175 votes; Kathy Dyke elected with 164 votes; Patricia McNamara not elected with 117 votes; Michael S. Simpson elected with 187 votes; and Evelyn Velez-Rosario elected with 222 votes.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 11:01 a.m.



Attest, Teresa Boggs, Secretary
SEAL BEACH MUTUAL SIX
Rb: 06/04/21
Attachments

Good Morning, welcome to the Mutual Six
2020 – 2021 Annual Meeting.

This year has been a tolerance test as we all experienced Covid
related adjustments.

Your cooperation adhering to covid regulations
and social distance practices during this unexpected pandemic
has been very much appreciated.

This certainly gave us an opportunity to incorporate our
emergency preparedness skills,
never letting up on keeping our seven day supply of necessary
survival items.

Hopefully we all had an abundance of toilet paper!
My heart felt gratitude to all the volunteers who stepped up to
keep our mutual a covid safe community.

This wouldn't have been possible without the food shoppers,
drivers, errand volunteers, dog walkers and many other ways

in which you demonstrated your humanity.

Happiness shows when you venture out to the Ruth and Addison Arnold bench on Pelham Rd, so often shared by many, to find it no longer has a broken edge.

Lance Bator, thank you for bringing so many smiles to so many faces by refurbishing this bench.

The acts of goodness have not gone unnoticed.

Kindness will always make a full circle and make its way back to you.

Most of all a Thank You to Mutual Six Residents who make it the wonderful Community that it is.

As I speak this morning fire inspections, repiping, Request Line and New Buyer Orientations are in progress and going well.

It takes a village to make this happen.

Thank you to all the residents who have graciously opened their homes and endured a week of workers to allow this repipe improvement project to move forward smoothly.

This did not happen without the endless support of Ripa Barua,
Priscilla Jimenez, Jodi Hopkins, Randy Ankeny, Stephanie Louison,
Rocio Estrada, Susan Hopewell, David Van Horn, Carolyn Miller
and Diane Schultze.

Looking forward to our continued successes through our combined efforts.

Till we meet again,

Lynn

Annual Board Meeting 6-4-2021

It has been my honor to serve on the Board.

As Vice President my role supported:

- New Buyer Orientations
- Service Request AKA Hotline

Our New Buyer Orientation and Welcome packet has a new look. The idea behind the new welcome orientation packet was to present a 2 step approach:

Step 1:

Provide Basic Orientation information and helpful details as new shareholders move in and get settled

Step 2:

30 days after move in, meet again and answer questions they may have and provide additional materials to aid in the enjoyment of living in Mutual Six.

As the Hotline began the feedback of not having a live person answer the calls gave us food for thought and after speaking with callers, the suggestion to change the name was adopted. The **Service Request Line** has had a lot of positive activity.

Between September 2020 & December of 2020 there were 429 calls logged.

From January through May of this year, there were 590 calls logged into the Request line.

The Service Request line is being used and the process is working.

Thank you to other Board members who have helped answer the Service Request Line and also to those Shareholders who have used it and been patient while waiting for some services.



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

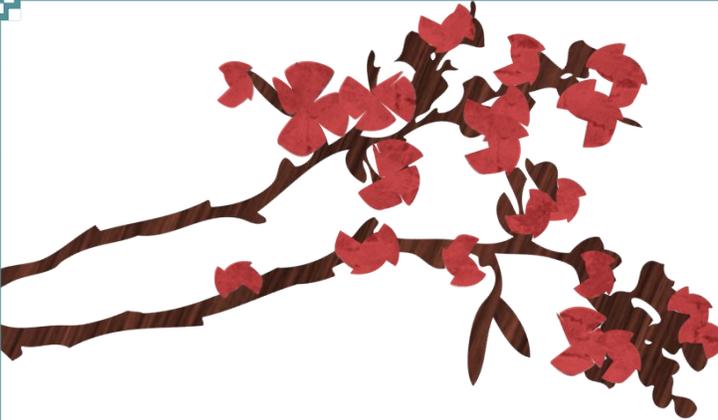


2020/2021 Project Report

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

