

Building Contractor Uses Our Facility as Their Point of Contact

In December 2007 a group of individuals formed an entity and obtained a general building contractors License # 907344.

The following data is from the State of California Contractor's State Licensing Board (CSLB);

Member names: ML Moore, Responsible Managing Employee (RME); ME Johns, CEO/President; RL Disbro, Officer; MM Burge, Officer; JS Wilkinson; Officer; JB Olsen, CEO/President.

Business Information:

Issue Date: 12/3/07

Professional Community Mgmt, Inc

P.O. Box 2220

Laguna Hills, CA 92654

Business Phone: (949) 597-4441

Entity: Corporation

Classification; General Building Contractor B

Who paid for the License? The address is for Laguna Woods Village (LWV). If you dial the Business Phone listed above you will speak to the Human Relations Department for LWV. What is PCM doing using our telephone and our employee for a PCM Business call that is not associated with Laguna Woods Village?

We are paying PCM for Milt Johns' service via the Management Fee. That should provide us with his exclusive time and effort. Why are we paying for him to function in the capacity as a General Building Contractor?

How many Board Members are aware of this dual function of our GM? Is this a conflict of interest? Could it be outright fraud? When was the motion passed that authorized this as part of the GM's services?

Any expense associated with this entity must include salary for Mr Disbro and Mr Olsen, unless they have accumulated their net worth by working for nothing. Being associated with PCM in this manner could jeopardize our non-profit status since they are a for-profit corporation.

If this is a good thing for LWV, perhaps we should ask PCM to get a "Roofing License" also and then do our roofing at a reduced (?) cost.

Somehow or other, it does not seem like it is something a responsible Managing Agent would keep hidden from his employers, the Mutual Boards.

It will be interesting to see how PCM explains this to the owners, and boards, if they show any interest

