

**MINUTES OF THE REGULAR MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday, October 23, 2019**  
**Park Vista Senior Housing**  
**615 E. Holly Avenue, El Segundo, CA 90245**

**CALL TO ORDER:**

The regular meeting and special meeting was called to order at 7:02 p.m. at Park Vista, Chairman Lanyi presiding.

**ROLL CALL**

**Members Present:** Jim Latta  
Paula Rotolo  
Paul Lanyi  
Patricia Gerber  
Martin Stone

**Others:** Neil Cadman, Cadman Group  
Arecia Hester, Recreation Superintendent  
Monse Palacios, Administrative Analyst  
Ken Berkman, Public Works Director

**A. PUBLIC COMMUNICATION**

Janet Rivas 211- Regarding item number four. How are people going to get to the new locations? A lot of people will not be able to get there. Meetings should stay here.

**Donna Cummings-** Are we on the list for the plumbing to be replaced? Is there any hope of it happening?

**B. APPROVAL OF MEETING MINUTES**

Motion: to approve the Wednesday, September 25, 2019 meeting minutes with the change was made by Member Rotolo and Seconded by Member Lanyi. Motion carried 5-0

Under Management report the questions, How much would that cost? Why was it not done with the original work? Were made by Paul Lanyi not Paula Rotolo.

Paul would like to add to the next meeting's agenda the discussion to possibly create another disabled parking spot in front of Park Vista.

**C. NEW BUSINESS**

**1. Presentation (Ken Berkman, Public Works Director)**

Ken touched on the facility assessment and the cities priority list. The documents created a 20 year plan and cost estimate for the projects. The plan is to complete the work in two phases in the next two fiscal years. The first year will hire an architectural firm to complete the design and specification. Following that the project will go out to bid.

Janet- are you still re-paving roads?

Ken- yes we are it is done in phases.

Jim- when do you think the project will get started?

Ken- each year we will develop a three year plan. Hopefully the plans are done this upcoming summer. Perhaps October 2020 we will have the budget to start the plans, RFP and search for contractors. Spring 2021 hopefully the project will get started.

Donna- who's paying for this? The city?

Ken- not exactly sure at this moment

Paul- Capital reserve fund should cover the cost however, the city understands that there might be other funds needed. The city understands the project needs to be completed. This is one line item out of a long list of projects.

Donna- Can the bathtubs be removed and install showers while they do the plumbing?

Ken- anything can be done if we have the money. We will have to stay within the budget. If it is possible we will certainly look at it.

Jim- Where are we in the priority list?

Ken- Everyone knows this is a priority and although there is a lot to do he does not anticipate another project taking priority.

## **2. President's Report**

Thanked Neil and Arcia for attending the meeting with Joe and Ken. Neil is working on spreadsheets with Joe to look ahead at the finances. The questionnaire is ready and will be posted. Please complete it and submit it to Teresa.

## **3. Financial Reports and LAIF (Local Agency Investment Fund)**

Paula- how come there are so many AT&T bills?

Neil-Elevators, intercom, office lines, separate business service charge for each one

## **4. Relocation of Monthly Meetings**

Paul- he wonders if relocating or changing the time we will see more attendance. He suggests to try and change things up. Perhaps an early meeting or change of location.

Paula- She doesn't think changing it permanently would work but once or twice will be fine.

Patricia- If they are moved in the morning perhaps the drivers could transport the residents.

Marty- It will help for other people to show up to the meeting and record it.

Paul- Arcia can you check if we can change the January meeting to a different location and research if we can transport the residents. Report back in November.

Scot Nicol, City Councilmember-Perhaps changing the meeting from 7:00pm to 6:00pm

Paul would like to add to the next meeting's agenda to possibly changing the meeting from 7:00pm to 6:00pm.

## **5. Annual Rental Rate Review and Adjustments**

Neil- January 1, 2019 was the last increase to 1.44%. The board could only increase the rent to 2% anything over will have to go to City Council for approval. Unoccupied units have been at 50% of market rate. Market rate went up in El Segundo in last year.

The newly vacant one bedroom apartment will be \$962.50 and a single will be \$705.00

Motion: to increase the rent effective 1/1/2020 for newly vacant units from \$637.00 for single to \$705.00 and \$895.00 for a one bedroom to \$960.00 for a one bedroom was made by Paul second Jim. Motion passes 5-0

Scot Nicol, City Councilmember- He suggested if residents move from a single to a one bedroom the rent not be increased. He asked the board to reconsider the motion.

Neil- This happens frequently and if the board is not worried about the long term financial situation then yes they could do that however, after meeting with Joe Lillio he is worried that Park Vista will not be looking good in some years. Anyone in the current waiting list is capped at the \$895.00.

Paul- He would like to withdraw the motion and would like a flow chart of all the current rules and regulations clearly written out and understand them.

Marty- he would like to keep the motion and perhaps Neil can come back the next meeting with information on all the rules.

Paula- she agrees with Marty and would like to keep the motion.

Paul would like to add to the next meeting's agenda a discussion on the waiting list policy and would like to see it before the meeting.

Paul would like to add to the next meeting's agenda a discussion regarding the parking fees and would like to discuss it with the city attorney to verify if parking increase is part of the 2%.

Paul- he would not like to increase the rent right now. He would like to wait to hear from Joe Lillio as to the financial status.

Paula- She disagrees. Every little bit helps.

Motion: to increase rent by 1.41% rounded down to the nearest dollar effective 1/1/2020 was made by Paula and second by Marty.

4-1

#### **D. UNFINISHED BUSINESS**

**None**

#### **E. MANAGEMENT REPORT**

Neil- tenant meeting on Tuesday the 29<sup>th</sup> at 9:00am.

Paul- Why are board members uninvited?

Neil- tenants have the opportunity to ask questions and discuss things without following the Brown Act.

Holiday Event December 3<sup>rd</sup> all board members are welcome. They will have a craft event starting at 9:00am.

Money was moved per the board's instructions.

#### **F. CITY STAFF REPORT**

Arecia reminded the board that it is there meeting and she is there to guide them.

She asked all board members to review the questionnaire to understand what is going out to

the residents.

Planning and building waiting for them to reply and will report back

Arecia invited everyone to the haunted house Twisted Tales that is being held at the Teen Center.

Paul- Reminded residents that the city email is down and therefore staff will not be able to answer.

#### **G. RESIDENT SUGGESTION BOX**

None

#### **H. BOARD MEMBER REPORT**

None

#### **I. PUBLIC COMMENT**

Val Smith 422- They want to get a nice gift. Neil could you please ask during your tenant meeting.

Margret 201- She traded parking space for two weeks and paid the person. She received a letter from Cadman group saying she will be evicted.

Donna- A lady is not using her parking space for some time and no one can take it because of the rules. She was told she couldn't have anyone take the spot.

They are not market value people. She would like a little compassion. She feels like a second class citizen and then they wonder why people don't attend the meetings.

#### **NEXT MEETING:**

*Wednesday, November 27, 2019 (Cancelled)*

*Wednesday, December 25, 2019 (Cancelled)*

Wednesday, January 22, 2020

ADJOURMENT: 8:43pm