

Meeting of the El Segundo Senior Citizen Housing Board Corporation

Agenda

Wednesday, February 25, 2015, at 7:00 pm

**Park Vista Senior Housing
615 E. Holly Avenue,
El Segundo, CA 90245**

Senior Citizen Housing Board

Martin Stone, President
Jim Latta, Vice President
Karen Gorin, Secretary
Paula Rotolo, CFO
Jim de Cordova, Board Member
Laura Freeman, Board Member
Terry Sue Aikens, Board Member

City Council

Mayor, Suzanne Fuentes
Mayor Pro Tem, Carl Jacobson
Council Member, Dave Atkinson
Council Member, Marie Fellhauer
Council Member, Michael Dugan

Greg Carpenter - City Manager
Gregg Kovacevich - Board Representative per City Attorney, Mark Hensley
Neil Cadman - Cadman Group
Cindy Mortesen - Stenographer
Meredith Petit - Director, Recreation & Parks Department
Jesse Bobbett - Recreation Superintendent / City Liaison

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Agenda Only - Posted at Joslyn Center
Agenda Only - Posted at Park Vista Apartments

REGULAR MEETING AGENDA
El Segundo Senior Citizen Housing Board Corporation
Wednesday, February 25, 2015 - 7:00 pm

Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

Please note that, with limited statutory exceptions, the El Segundo Senior Housing Board may not discuss or take action on any item that does not appear on the agenda.

There are two opportunities for public comment during each meeting. During the first public communication item at the beginning of the meeting, any member of the public may address the Board as to any item appearing on the agenda. During the second public communications item near the close of the meeting, any member of the public may address the Board as to any item of interest that is not on the agenda but which is within the subject matter jurisdiction of the Senior Housing Board. Members of the public may speak for up to five minutes during each public communication item. Before speaking to the Board, you are requested, but not required, to give your name and address (or organization you represent). Please respect the five-minute time limit.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Jesse Bobbett, Recreation Superintendent, at (310) 524-2702.

Notification 48 hours prior to the meeting will enable the Housing Corporation to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER: 7:00 pm

ROLL CALL

A. PUBLIC COMMUNICATION

At this time, members of the public may speak to any item on the agenda only. Before speaking, you are requested, but not required, to state your name and address for the record. If you represent an organization or a third party, please so state.

B. APPROVAL OF MEETING MINUTES

- 1. Special Meetings on November 11 and 20, 2014 and Regular Meeting on January 28, 2015**
Recommendation: Approval

C. NEW BUSINESS

- 1. President's Report**
Reports regarding correspondence, meetings, and business related to Park Vista.
Recommendation: Receive and File
- 2. Presentation of the Management Report**
Report from the Cadman Group regarding Park Vista operations and management.
Recommendation: Receive and File
- 3. Reserve Accounts LAIF (Local Agency Investment Fund)**
Discussion, review, and status report on the Investment Fund for the month of November 2014 and January 2015.
Recommendation: Receive and File

4. Financial Statements

Discussion and review including, but not limited to, statements, invoices, finances, and transfers between accounts for the month of November 2014 and January 2015.

Recommendation: Receive and File

5. Rental Rate Adjustments

Discussion and possible action regarding adjustment of rental rates for new, incoming tenants. Initial rental rates for new, incoming tenants may be increased to 50% of fair market rates for comparable units pursuant to a market study conducted by management.

Recommendation: Discussion and Possible Action

6. Application of Rental Rate Adjustments to Inter-Unit Transfers by Current Tenants

Discussion and possible action regarding the application of rental rate adjustments to existing tenants that transfer to newly vacated units.

Recommendation: Discussion and Possible Action

7. Request to City Council for Increased Spending Limits

Discussion and possible action regarding a possible request from the Park Vista Senior Housing Board to City Council for increased spending limits for major issues and repairs.

Recommendation: Discussion and Possible Action

8. Compensation of Tenants for Unit Issues

Discussion and possible action regarding a compensation to tenants when issues arise with units.

Recommendation: Discussion and Possible Action

D. UNFINISHED BUSINESS

1. Repair and Modification of Patio Decks and Doors in Units 219, 200 and 221 to Prevent Further Water Intrusions

Discussion and possible action regarding status of the deck repair project.

Recommendation: Discussion and Possible Action

2. Board Handbook Sub-Committee Status Update

Discussion and possible action regarding Board Handbook.

Recommendation: Discussion and Possible Action.

3. Future Senior Housing Options Sub-Committee Status

Discussion and possible action regarding the progress of the sub-committee created to research the options in the planning of future senior housing within the City of El Segundo.

Recommendation: Discussion and Possible Action

E. CITY STAFF REPORT

A general report from City Liaison, Jesse Bobbett.

F. RESIDENT SUGGESTION BOX ITEMS

A designated Board member and/or the management company will report on comments received in the resident suggestion box since the last meeting. The Board may not discuss or take action on any comment or suggestion, but may vote to place an item on a future agenda for discussion and possible action.

G. BOARD MEMBERS REPORT

A general report from the Senior Citizen Housing Board Members.

H. PUBLIC COMMUNICATION (5 Minute Limit)

At this time, members of the public may speak to any item of interest not appearing on the agenda but which is within the subject matter jurisdiction of the Senior Housing Board. Please note that State law prohibits the Board from discussing or taking action on any item that does not appear on the agenda. Each member of the public may speak for a maximum of five minutes. Before speaking, you are requested, but not required, to please state your name and address for the record. If you represent an organization or a third party, please state it for the Minutes.

NEXT REGULAR MEETING: Wednesday, March 25, 2015; 7:00 pm at Park Vista.

ADJOURNMENT

POSTED BY: _____

DATE/TIME: _____