

REGULAR MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday, January 28, 2015 - 7:00 pm

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

CALL TO ORDER:

The regular meeting was called to order at 7 p.m. at Park Vista. Martin Stone, Chairman presiding.

ROLL CALL:

Directors present: Martin Stone, Karen Gorin, Terry Sue Aikens, Paula Rotolo and
James de Cordova

Directors absent: Laura Freeman and Jim Latta

Others: Neil Cadman, Property Supervisor, Cadman Group, a California Corporation,
Gregg Kovacervich, City Legal Representative per Mark Hensley
Jesse Bobbett, Recreation Superintendent/City Liaison

A. PUBLIC COMMUNICATION: None

B. APPROVAL OF MEETING MINUTES

MOTION: to approve the minutes of the Special Meetings on November 20, 2014 and November 11, 2015 with correction, was made by Member Rotolo Seconded by Member Gorin. Motion carried unanimously.

C. NEW BUSINESS

ITEM TAKEN OUT OF ORDER FROM OLD BUSINESS 1.

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

Stephanie Kastalaso, spoke regarding this item. The contract has been issued, the contractor has presented the City with a number of options: 1) Modify the Drains themselves; 2) Remove the top coating of the roof, and put a thinner coating to enable making the slope larger; 3) Raise the Patio Doors. Her recommendation is to enlarge the drains and see if that works and if not, do the second option, in which one is included in two. Construction could begin by mid-March.

Debbie Wee, 209, daughter of tenant, asked how long the work would take, what would happen in the interim, and what will be done for the tenants until the work is complete.

Tenant: This only includes the units on the one side, she stated that her patio does not slope towards the drain.

Motion to agendize compensation to the tenants to who have had these problems was made by Member Gorin, Seconded by Member Stone. Motion carried unanimously.

Motion to approve the repair and modification of the drains option 1 in Units 219, 200 and 221 to Prevent Further Water Intrusion was made by Member de Cordova Seconded by Member Stone. Motion carried unanimously,

1. President's Report None

2. Presentation of the Management Report

They have canceled the uniform contract. Each worker will be issued 5 Shirts, and 5 Pants, and they will be responsible for the maintenance of their uniforms.

The cameras have been installed but all items are not working completely so they are withholding final payment until all is functioning properly.

Mr. Cadman is not happy with the landscaping on the Sierra side of the building, they are going to have a "Cadman planting party", which included Cadman employees working to re-landscape the area, and will be requesting a new bid for maintenance when the next contract is up.

Ready to begin work on the Laundry room, the painter has painted 4 stripes in the room and they are asking to residents to place a vote on their choice of color one of the stripes with Jim.

3. Reserve Accounts LAIF (Local Agency Investment Fund)

Motion to received and file the financial reports was made by Member Rotolo, Seconded by Member Aikens. Motion carried unanimously.

4. Financial Statements

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

For the month of December, 2014, Ms. Cadman reported actual ending cash in the Bank \$31,517.82 as of December, 2014 PV Grand Point Account, was \$26,696.87 Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$208,417.99, and Chase money market account was \$107,634.02 for a total checking and savings of \$460,180.91

Motion to received and file the financial reports as presented was made by Member Rotolo, Seconded by Member Stone. Motion carried unanimously.

The Financial Statements for November will be presented in February.

5. Park Vista's Proposed Budget for 2015

Motion to authorize the proposed budget for 2015 and for City staff will take to Council for approval in February was made by Member Aikens, Seconded by Member de Cordova. Motion carried unanimously. Amendments to bottom line as follows:

6. Rental Rate Adjustments

Motion to accept Mr. Cadman's study and authorize the adjustment of rental rates for new tenants to \$825.00 for one bedroom and \$638.00 for a single was made by Member de Cordova Seconded by Member Gorin.

Motion to raise the rent 2.00% effective April 1, 2015 and odd numbers will be averaged up for \$.50 and down under \$.50 was made Member de Cordova, Seconded by Member Stone.

Ms. Wee, 209 stated that financial decisions that impact everyone in the room, and you are not taking them into consideration. People are on a fixed income.

Tenant: The original spirit to begin with to provide a place for seniors so they can stay in El Se-

gundo. She feels that money should be saved on expenses, not just raise the rent.

Shelly Tucker 401, the mission statement was printed in the Herald it specifically stated Low Income. Perhaps that should be investigated.

Tenant: The people on the waiting list are on the same income that the current residents, these people are on a fixed income. She does not think it is fair. It is not fair to the people who have taken a single, and they can't afford to move to a one bedroom.

Debbie Wee 209, daughter; is there a fiscal reason to increase the rates to that amount.
Steve Hacksman, 207; what about a restructuring of the financial aspects building.

Motions carried unanimously.

7. Reserve Study

Motion to authorize a new Reserve Study and apply the overage on the study including the costs associated with public contracting in realistic numbers that increases the bids done by the Management Company vs a Public Works Contract spending and authorize an expenditure of an amount not to exceed \$1300.00 was made by Member Stone Seconded by Member de Cordova. Motion carried unanimously.

8. Park Vista Parking Spaces

Motion to authorize Mr. Cadman to resolve the substandard-sized space in the indoor lot by either keeping it; making it a Motorcycle or bicycle space; or eliminate the space was made by Member Rotolo Seconded by Member de Cordova. Motion carried unanimously.

D. UNFINISHED BUSINESS

Item taken out of order at the beginning of the meeting.

1. Repair and Modification of Patio Decks and Doors in Units 219, 200 and 221 to Prevent Further Water Intrusions.
2. Park Vista's Cable Services
Time Warner is the only company responding to this.
3. Proposed Policy for Balconies
Motion to approve the proposed guidelines set for Balconies with the last three paragraphs replacing 3, 5, and 7 was made by Member Gorin Seconded by Member Rotolo. Motion carried unanimously.
4. Board Handbook Sub-Committee Status Update
Mr. Cadman stated he is very close to submitting to the Attorney his proposed changes and revisions, and hopefully have for approval by the February meeting.
5. Future Senior Housing Options Sub-Committee Status
Hopefully by next meeting a report will be ready. Ways that they may add more affordable senior housing for the City.

E. CITY STAFF REPORT

Mr. Bobbett stated there will be an on the move travel club on February 12, from 1:30 TO 2:30. He also stated he has been appointed permanently and will be here every meeting.

F. RESIDENT SUGGESTION BOX

Recycling items are not being placed properly; they will try and keep an eye on that.

Trash area on the first floor needs to be kept cleaner.

The residents thanked the Board for the new landing furniture, and asking if the something can be done to keep them from fading.

The TV in the exercise room digital adapter needs working.

A request for a new elliptical machine was made.

G. BOARD MEMBERS REPORT

Member Aikens stated that all the furniture has been replaced. They still need to remove the old furniture. Agendize for the next meeting installing a film on the windows to prevent the furniture from fading. Member Aikens asked everyone to please be aware of closing windows when it is raining. Member de Cordova, would like to agendize for the next meeting raising the limit for spending up to \$45,000.00 by the Board and have it approved by the Council.

H. PUBLIC COMMUNICATIONS

Sue, 111, had AT&T come to hook her up, but she did not have enough wire to have it hooked up.

Shelly 401; mention an LA Times article. Stating it said that the Management Company is not allowed to vote on items. President Stone stated Mr. Cadman does not vote on any items. He only advises. She feels that the Board is putting too much on Mr. Cadman, that the Board should be more pro-active in the decision making process.

Robert, 310, stated another tenant came and asked him to help with her phone. He discovered she was infested with cock roaches. The next morning he told management that she was infested with cock roaches. Management stated they would take care of it. He also stated his place has been sprayed 5 times.

He said that they workers would not move furniture, and there was a hold behind his stove. He stated there was a leak in the workout room. The roof was leaking from the 5th floor. They found a broken pipe. Water falling between the walls is promoting cock roaches.

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

ADJOURNMENT: at 9:20 p.m.

Submitted by,
Cindy Mortesen,
Recording Secretary