

REGULAR MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday, June 24, 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 7:00 pm at Park Vista, Chairman Stone presiding.

ROLL CALL

Members present: Martin Stone, Jim Latta, Karen Gorin, Jim de Cordova, and Terry Sue Aikens.

Members absent: Paula Rotolo

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

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.

Donna Cummings, 204 spoke regarding items on the agenda and how items are put on the agenda. She also requested the bylaw change reducing the number of Commission Members.

Shelly, 401, asked for an explanation on the one bedroom rent difference.

Several tenants spoke against the reduction of the number of Board Members stated in the By-Laws.

B. APPROVAL OF MEETING MINUTES

1. Regular Meeting on April 22, 2015.

Motion: to approve the Minutes of the April 22, 2015 Regular Meeting with corrections was made by Member Akins Seconded by Member de Cordova . Motion carried unanimously.

D. UNFINISHED BUSINESS

1. Repair and Modification of Patio Decks and Doors in Units 219, 220 and 221 to Prevent Further Water Intrusion.

Floriza Rivera, Public Works representative, reported on the update on the deck issues, two bids were received, those bids were excessively high, Public Works then requested more bids from other contractors. The company who presented the lowest bid references' have been verified. Public Works requested the Boards approval to continue the process.

Member de Cordova stated he was not comfortable with spending that amount without comparing and reviewing the scope of work to be done. The Board tabled this item until the next meeting.

C. NEW BUSINESS

1. President's Report None

2. Presentation of the Management Report

Mr. Cadman reported that would like to discuss the issues of refrigerators at a future meeting. It is time to schedule the inspection of the Units.

Aikens - July 15 Two Floors 11 AM, Floors 1 and 5

Latta - July 17, 11AM, Floor 2

Stone to schedule at a later date, Floor 3

de Cordova to schedule at a later date, for Floor 4.

3. Reserve Accounts LAIF (Local Agency Investment Fund)

Motion to receive and file the Investment Fund for the month April, 2015, was made by Member Stone , Seconded by Member Stone Motion carried unanimously.

4. Financial Statements

For the month of April, 2015, Mr. Cadman reported actual ending cash in the Bank \$103,951.62 as of April, 2015 Grand Point Account, was \$26,710.04 Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$208,604.62, and Chase money market account was \$107,648.10 for a total checking and savings of \$458,014.38.

Motion was made to receive and Filed statements, invoices, finances, and transfers between accounts for the month April, 2015 was made by Member Stone, Seconded by Member Latta. Motion passed unanimously.

5. Rental Rates For Multi-Size One Bedroom Units

No action taken

6. Alcohol and Gambling Policy for Park Vista

Attorney will provide more information at the next meeting.

6. Amendment of Bylaws to Modify Board Member Composition

Motion to direct staff to develop a report regarding the reduction of the number of Directors from seven to five and to present to Council the By-Law amendments was made by Member Stone, Seconded by Member Latta. Motion carried the following voice vote. Ayes: Stone, Latta, Gorin, de Cordova. Noes: Aikens. 4/1

D. UNFINISHED BUSINESS

1. Repair and Modification of Patio Decks and Doors in Units 219, 220 and 221 to Prevent Further Water Intrusions

2. Board Handbook Sub-Committee Status Update

Mr. Bobbett stated that the contract with the Cadman Group has been updated.

3. Future Senior Housing Options Sub-Committee Status

No progress at this time.

D. CITY STAFF REPORT

Mr. Bobbett announced that Vina Ramos has moved to a new position at City Hall. This is Member Gorin's last meeting. She will be missed.

E. RESIDENT SUGGESTION BOX ITEMS

MJ Clutter stated that bingo was approved by the Council, Anyone may attend the Friday evening gathering. She also requested that the daily manager attend meetings. Also water conservation improvements need to be discussed.

Motion to agendize water conservations measures means was made by Member Aikens, Seconded by Member de Cordova. Motion carried unanimously.

Why is a TV being bought for the exercise rooms when the money could have been spent more wisely. Board stated the TV was donated.

Motion to agendize the purchase of a mirror in the parking lot to have better vision coming in and out was made by Member Aikens, Seconded by Member de Cordova. Motion carried unanimously.

Complaint on leaving the doors propped open.

Can an elliptical machine be considered for the exercise room.

Complaint about one person controlling the common area on the third floor.

F. BOARD MEMBERS REPORT

Aikens, Fan on the second floor needs attention, it is not functioning properly, look into buying an elliptical machine be purchased, and with a new TV a universal remote will be provided.

Motion to discuss the meetings being held in different venues was made by Member de Cordova, Seconded by Member Latta. Motion carried by the following voice vote. Ayes: Stone, Latta, Aikens, de Cordova. Noes: Gorin 4/1

G. PUBLIC COMMUNICATION (5 Minute Limit)

Donna Cummings, Resident; asked for more information on the Future Senior Housing subcommittee reports. She also would like an updated house rules updated.

Resident; spoke on shower heads being replaced to conserve water.

Resident, spoke on the gambling and alcohol issues.

Many tenants would like an advocate to report concerns to the Board.

There were a number of discussions being held at the same time regarding different complaints and ideas.

NEXT REGULAR MEETING: Wednesday, July 22, 2015; 7:00 pm at Park Vista.

ADJOURNMENT at 8:55 P.M.

in

Submitted by
Cindy Mortesen,
Recording Secretary