

MINUTES OF THE REGULAR MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday, October 28, - 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 Latta presiding.

ROLL CALL

Members present: Jim Latta, Martin Stone, 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
Alison Dobay, here representing Jesse Bobbitt, 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.

None

B. APPROVAL OF MEETING MINUTES

Motion: to approve the Minutes with corrections of the Regular Meeting of September 26, 2015 was made by Member Aikens, Seconded by Member Stone. Motion carried unanimously.

C. NEW BUSINESS

1. President's Report Reports --Thanks to Board Members nominating him for President, and he reminded everyone what the purpose of the Board and how a meeting should be run.

Item moved from unfinished business.

1. Repair and Modification of Patio Decks and Doors in Units 219, 220 and 221 to Prevent Further Water Intrusions.
Stephanie Katsouleas reported on the progress of the decks. The contractor has been unable to secure the insurance require by the City. They will not do the drain project due to the difficulty in obtaining insurance for the project, They are going to use the plan of moving the headers up and raise the door and threshold. They are currently working on expediting the project.
2. Presentation of the Management Report from Mr. Cadman on the tenant management meeting and it was very well attended and many items were discussed.

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3. Reserve Accounts LAIF (Local Agency Investment Fund) For the month of September, 2015. Financial Statements including, but not limited to, statements, invoices, finances, and transfers between accounts for the month September, 2015. Actual ending cash in the Bank \$151,788.61 as of September 2015 Grand Point Account, was \$26,726.84 Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$208,817.64, and Chase money market account was \$107,666.05 for a total checking and savings of \$506,099.05

Motion was made to receive and file statements, LAIF (Local Agency Investment Fund), invoices, finances, and transfers between accounts for the month September, 2015 was made by Member Aikens, Seconded by Member Stone. Motion passed unanimously.

4. Park Vista's Proposed Budget for 2016
The process was discussed. A draft budget will be brought back to the Board at the next meeting.
5. Location of Housing Corporation Board Meetings
Motion to hold the July regular monthly meeting in the City Hall Council Chambers was made by Member Stone, Seconded by Member Latta. Motion passed unanimously.
6. November and December 2015 Meetings
Motion to cancel the November 25th meeting and set a Special Meeting for November 17th pending the availability of the CFO and a meeting in December will be decided at a later date if necessary was made by Member Aikens , Seconded by Member de Cordova . Motion passed unanimously.

D. UNFINISHED BUSINESS

1. Repair and Modification of Patio Decks and Doors in Units 219, 220 and 221 to Prevent Further Water Intrusions. **Item moved up to before New Business**
2. Future Senior Housing Options Sub-Committee Status A report may be ready for Novembers Meeting.
3. Fan Unit on 2nd Floor at Park Vista
Mr. Cadman is getting bids for a new fan or a possible different solution.
4. Ownership of Refrigerators at Park Vista
Mr. Cadman stated that having management control the program on tenant owned refrigerators would be very difficult and time consuming to manage. Suggestion by Management handles it on a case by case basis, but the refrigerators will be owned by Park Vista, and will not move with the tenant.

E. CITY STAFF REPORT

Ms. Dobay spoke about the Halloween Frolic from 4-7 on Main Street. She reminded the tenants of the outreach program that can provide in home services if someone needs help.

F. RESIDENT SUGGESTION BOX ITEMS

Bike Rack; they are having difficulty finding a place to put one.
Billiards or Pool table; No interested in agenzizing this item.
Suggested a dollar bill changer in the laundry room; the Board agreed to agenzize this item
Parking regulations for the parking structure, Board agreed to agenzize this item.
Cleaning floors will be handle by the management and be reported on at the next meeting.
Residents would like the time the trash is picked up changed. Mr. Cadman to report on this item.

G. BOARD MEMBERS REPORT

Member Aikens asked if the signs have been put up, and the number of complaints received each year. Mr. Cadman responded that there has only been two complaints.

A new Television has be secured and ready for installation, she requested the new one be put Media Room and that the existing TV be put in the exercise area.

An elliptical machine has been requested. Member de Cordova said he wants the number of tenants actually using the exercise room. This item will be agendized for discussion.

Parking regulations addressed:

Repainting each parking slot number

Verify if the resident is the registered owner of the car parked in the tenants assigned space.

Verify that the resident who has a parking spot has a valid driver's license;

Verify if the car is being driven or just stored in the spot. agendized.

Mr. Cadman to report on changing the pickup time for the trash.

H. PUBLIC COMMUNICATION (5 Minute Limit)

Jennet Ringes, 211, spoke regarding the inspections, and what is being done about apartments that are overly dirty or have too much stored in them. She stated that there is still a roach problem.

Mike Gordon, stated the TV should be placed in the main room instead of the Media Room.

NEXT MEETING Tentatively schedule for November 17, 2015

ADJOURNMENT 8:09 P.M.

Recording Secretary,
Cindy Mortesen