

Meeting of the El Segundo Senior Citizen Housing Board Corporation

Agenda

Wednesday, January 27, 2016, at 7:00 pm

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

Senior Citizen Housing Board

Jim Latta, President
Jim de Cordova, Vice President
Paula Rotolo, CFO
Terry Sue Aikens, Secretary
Martin Stone, 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 Park Vista Apartments

REGULAR MEETING AGENDA
El Segundo Senior Citizen Housing Board Corporation
Wednesday, January 27, 2016 - 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 Meeting on November 17, 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. Financial Statements and LAIF (Local Agency Investment Fund)

Discussion, review and status report including, but not limited to, statements, invoices, finances, LAIF investment fund and transfers between accounts for the month of December 2015.

Recommendation: Receive and File

4. Loan Repayment and Reserve Study Subcommittee (Page 23)

Discussion and possible action regarding repayment of the Park Vista loan and reserve study.

Recommendation: Discussion and Possible Action

5. Financial Audit (Pages 24-27)

Discussion and possible action to approve the Cadman Group to begin the 2015 Financial Audit for Park Vista with accountants Forman, Richter, and Ruben.

Recommendation: Discussion and Possible Action

D. UNFINISHED BUSINESS

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

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

Recommendation: Discussion and Possible Action

2. Fan Unit on 2nd Floor at Park Vista (Page 28)

Discussion and possible action regarding the hallway fan on the 2nd Floor at Park Vista

Recommendation: Discussion and Possible Action

3. Rental Rate Adjustments (Page 29)

Discussion and possible action regarding adjustments of rental rates.

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: February 24, 2016

ADJOURNMENT

POSTED BY: _____

DATE/TIME: _____