

**MINUTES OF THE REGULAR MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday, March 23, 2016**  
**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  
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.

Jeanette Ringus, Spoke on item number 5, and stated there are only a few tenants that are interested in not having cable, she doesn't think this is an important item.

Mike Corenmen 317; asked particulars about the cable item.

Donna Cummings, spoke on why the cable item is on the agenda.

Mildred Mosseri 213; stated she had her cable disconnected, but discovered she could not get TV without it.

Donna Cummings; commented on brown act and questions during meetings.

Mike Corenmen resident; what would an apartment house owner do if a tenant requested to have their cable removed?

**B. APPROVAL OF MEETING MINUTES**

1. Regular Meeting on February 24, 2016

Motion: to approve the Minutes of the Meeting of February 24, 2016, with corrections, was made by Member Aikens, Seconded by Member de Cordova. Motion carried unanimously.

## C. NEW BUSINESS

### 1. President's Report Reports

Member Latta addressed the procedure for submitting complaints and comments to the Board.

### 2. Presentation of the Management Report from Mr. Cadman reported on

Mr. Cadman, reported on the recent tenant meeting, A representative from Terminx, the Pest Control company spoke on pest control. He stated that it is a community effort to help abate them. He also feels Traps are more effective than spraying.

The intercom system has failed and they are going to be looking into possibly updating the system.

### 3. Reserve Accounts LAIF (Local Agency Investment Fund) For the month of February, 2015.

Financial Statements including, but not limited to, statements, invoices, finances, and transfers between accounts for the month February, 2016. Actual ending cash in the Bank \$159,251.14 as of February, 2016 Grand Point Account, was \$26,743.52, Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$209,173.00, and Chase money market account was \$107,683.89 for a total checking and savings of \$513,951.55. Reserve Accounts LAIF (Local Agency Investment Fund) For the month of February, 2016.

Consensus to receive and file statements, LAIF (Local Agency Investment Fund), invoices, finances, and transfers between accounts for the month of February, 2016.

### 4. Policy Regarding Unit Repairs and Associated Hotel Costs

Mr. Bobbett stated there is no specific policy. Mr. Cadman stated that if a tenant is displaced they will put the residents in a comfortable, clean, safe hotel. A residential hotels with kitchenettes are used for long term stays.

Member de Cordova, stated that he is not comfortable allowing the tenants to chose just any hotel, he would prefer that management chose the hotel, and if they are not happy at the hotel, they can be given the amount that would be spent on the management hotel and they can use that money and add to it if necessary.

Mr. Cadman stated that they try and work with the tenants to make them as comfortable as possible.

### 5. Cable TV Service and Related Charges

Member Latta stated four emails were received from Steve Haxton, a total of 8 pages regarding the cable service. Member Aikens stated she sees no reason to opt out of the contract and there are quite a few amenities included at no charge extra charge to tenants.

Member Stone stated that if we removed some subscribers, since we have a bulk contract, it may raise the costs to other tenants.

Mr. Haxton, stated it should be itemized in their rent statement, similar to how the parking

charges are handled. He would like to know exactly what the contract state on how the bulk rates are handled.

Mr. Kovacevich, stated that the contract says they will provide service to 97 units, for a set amount. We would have to renegotiate the contract.

Member Stone stated that the amount charged in the rent when it was originally initiated was a small amount and has never been raised since.

#### **D. UNFINISHED BUSINESS**

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

Mr. Cadman stated the bulk of the work is now completed and it took longer than expected. A tenant meeting was held with the three residents who were affected giving them options. All three made different choices. They also decided to have the units professionally cleaned. The work necessitated new carpeting in the units.

##### 2. Fan Unit on 2<sup>nd</sup> Floor at Park Vista.

Mr. Cadman, stated that the project was presented to Public Works. PW stated that they could do the work, but suggested Mr. Cadman get bids and manage the work. A scope of work will have to be developed and approved by PW.

Motion to authorize Management to solicit two more bids not to exceed \$17,000 which will include the fan and the electrical work, and may proceed as soon as the contract is approved, was made by Member Stone, seconded by Member Aikens. Motion carried unanimously.

ITEM TAKEN OUT OF ORDER.

##### 4. Loan Repayment and Reserve Study Subcommittee

Mr. Cadman stated that the reserve study given to the Board last year was the 2016 study. The study, had the cost of re-plumbing the building included, and that cost will be updated. He stated that we could bid out and renovate each unit individually as needed. They could develop a spread sheet with projected costs over a set time of anticipated work being done and items replaced.

Mr. Kovacevich had hoped to make that report, the Finance Department has not completed the study so a full report can be presented to the Board.

##### 3. Rental Rate Adjustments

Consensus to hold this item until the reserve study and loan repayment reports are completed. The comparisons and how the rent is established may have to be adjusted in the future.

#### **E. CITY STAFF REPORT**

Mr. Bobbett, stated that staff is as frustrated as the Board, with the construction issues. Unfortunately Public Works laws govern the manner in which projects can be done. He would be willing to have someone from PW come and explain the process.

The Senior Fest is going to be on Friday, May 20 at the Joslyn Center

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**F. RESIDENT SUGGESTION BOX ITEMS**

Mary Jane Clutter stated that the hall windows should be closed at night due to fire safety.

Steve Haxton's letters are attached to the minutes.

**G. BOARD MEMBERS REPORT**

Member Latta, explained how public communications are handled and the procedure. Mr. Kovacevich stated that it is the Boards choice to either take communications on the agenda prior to beginning the agenda, or they can take questions at the time the item is discussed. The Board will attempt to take notes and address any concerns at the time the item is discussed.

Member de Cordova asked if the City had anything where citizens could receive assistance in finding affordable housing.

Member Latta stated he gave information to Mr. Bobbett concerning finding affordable/low income housing.

**H. PUBLIC COMMUNICATION (5 Minute Limit)**

Mike Corenmen, Stated that the construction seemed to only go on between the hours of 10:00 am and 3:00 p.m. It would seem that the project would be finished sooner if they worked a longer day.

Mille, stated she talked with Mr. Cadman about changing the lights. He stated that to convert all the lights to LED at once would be costly. But if they changed the lights as they go out, and the tenants could live with the different brightness issues this would be optimum. Board requested to agendize this item.

Mary Ann Moore, stated that the lights need to be brighter.

Donna Cummings, spoke regarding the bids for the fan unit and about the lights.

Millie Mosseri, spoke regarding her life alert system, and demonstrated it.

NEXT MEETING April 27, 2016

ADJOURNMENT 8:40 P.M.

Recording Secretary,  
Cindy Mortesen

To Members of the El Segundo Senior Citizen Housing Board:

Minutes for the February Board meeting show the following item:

*Agendize: Time Warner contract was a good thing, but the Board's procedure making all tenants pay for it, is wrong. Each resident should be allowed to decide whether or not they want cable TV. A procedure should be adopted for residents on whether or not they want to participate in the TV contract option.*

The item on the agenda appeared as...

*Currently, Park Vista pays a bulk monthly rate and all tenants get basic cable service at no additional charge. Discussion and possible action regarding possible termination of bulk cable service contract or passing through cable service costs to tenants that opt to receive the service. Recommendation: Discussion and Possible Action*

The agenda item misrepresents the issue. It is wrong in three major ways.

Everybody associated with the Housing Board knows that, like all Park Vista expenses, the Time Warner monthly fee is passed on to residents in their rent

Nobody believes that the Housing Board has been giving away something for free

Nothing could show the need for a change in Board procedures more than, "All tenants get basic cable service at no additional charge." Residents must be told how much of their rent goes to pay for their currently forced participation in the TV contract.

The current monthly fee is \$3511 or \$38.39 per unit. That includes this year's annual increase of 5%.

The second major error is "possible termination of bulk cable service contract." Nobody is proposing that the contract be terminated.

The cable TV contract is valuable. It is the most cost-effective expense supporting residents at Park Vista. It was established by the Board many years ago after much consideration of its benefits and cost.

Was this "possible termination" phrase placed in the agenda to scare residents into backing away from wanting their rightful option to not be forced into participating into a contract for a service that they don't need, want or use?

The third major error is "passing through cable service costs to tenants that opt to receive the service." The cost is already being passed through to tenants in their rent. It just isn't being itemized.

ESSCHC reserves have risen from approximately \$460,000 to \$504,000 in less than a year. Thus, we know all expenses are being passed along to residents in their rent.

To change what would effectively be a rent reduction for residents who opt out of the contract to instead a rent increase for those who opt in, would double the fee for residents because they are already paying for it in their rent. It just isn't being itemized.

Responding to publicly documented input with such a wildly erroneous agenda item violates the Brown Act and makes the City of El Segundo liable for damages for any action taken based on the agenda item.

I'm requesting that the Board delay discussion of the TV contract for a month. In that month, we hope to receive a more accurate agenda item to frame Board Member discussion. I've already supplied one suggested wording. I can supply other possible wordings for use or modification.

Thank you,

Steve Haxton

To the El Segundo Senior Citizen Housing Board:

The cable TV group contract covering all Park Vista residents was a brilliant move by a historical Housing Board. It has saved residents a lot of money.

There is no problem with the contract. But the Board's procedure for handling the contract, i.e., forcing all residents to pay for it included in their rent whether or not they use the service, is wrong and illegal. The procedure must change.

The specific portion of rent that applies to the contract should be identified. Those who do not use the service should not have to pay for it. Those who want to opt out of the contract because they can no longer afford it should be able to opt out.

We residents have no control over the rent we must pay. Our rents keep going up.

Every resident should have the personal option to opt out of the TV contract if and when he or she can no longer afford it. Exercising that option would mean, in essence, a rent reduction. That rent reduction might eventually mean the difference for a resident being able to stay at Park Vista or being forced to move out.

Residents currently have no option. They are now being forced to pay for a service they might not use or want. This is a potential legal issue for ESSCHC.

Changing the procedure would be easy to implement. We could use the same procedure we already use to track resident parking fees.

We residents don't know how high our rent is going to go. We don't know how high the charge for the TV contract is going to go. Any resident would rather drop his or her participation in the TV contract rather than not have any option and be forced out of Park Vista.

Where else but Park Vista is anybody forced to pay for TV service that they may not want or don't use?

Please allow each resident to decide whether or not he or she wants cable TV service and wants to pay for it rather than be forced to pay for it whether or not he or she wants the service.

Thank you,

Steve Haxton