

**MINUTES OF THE REGULAR MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday, April 27, 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, Terry Sue Aikens, and Paula Rotolo.

**Members absent:**

**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.

Madonna Cummings, who questioned about the fan on the 2<sup>nd</sup> floor. She thought \$17,000 was way too much money to spend on a fan.

**B. APPROVAL OF MEETING MINUTES**

1. Regular Meeting on March 23, 2016

Motion: to approve the Minutes of the Meeting of March 23, 2016, was made by Member Aikens, Seconded by Member de Cordova. Motion carried unanimously.

**C. NEW BUSINESS**

1. President's Report Reports

Thanked Former Council Jacobson for his service.

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

Mr. Cadman, had nothing to report.

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

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Senior Housing Board  
April 27, 2016

Financial Statements including, but not limited to, statements, invoices, finances, and transfers between accounts for the month March, 2016. Actual ending cash in the Bank \$140,514.84 as of March, 2016 Grand Point Account, was \$26,746.92, Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$209,262.83 and Chase money market account was \$107,687.53 for a total checking and savings of \$495,312.12 Reserve Accounts LAIF (Local Agency Investment Fund) For the month of March, 2016.

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

#### 4. Replacement of Light Fixtures

Mr. Cadman will return with cost estimates on the garage lights, and the main room lights at the next meeting.

### **UNFINISHED BUSINESS**

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

Mr. Bobbitt reports that they have completed the door project and are currently working on the ground and the deck. Hopefully the work will be completed in 2 weeks.

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

Mr. Cadman stated that in bidding out the project, it became very clear that the contractor who originally gave us a price, the costs are conflicting and it is becoming above the costs and scope of a Management project, it would have to be determined a public works project. Mr. Bobbitt and Mr. Cadman are going to explore with some alternatives.

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

Member Stone reported that the City is going to review the loan payment situation the second meeting in May. Mr. Kovacevich stated he has prepared a report and it will be present to Council.

Mr. Cadman stated that working with the reserve study company, what the anticipated costs would be to rehabilitate every unit \$10,00-\$12,000 for a one bedroom \$9,000 for a single unit as their life function ceases. As more vacancies come up they are refurbishing and updating these units with durable materials.

#### 4. Rental Rate Adjustments

Hold this until the information from the loan repayment and reserve study.

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

Mr. Bobbett, stated the Elderfest will be Friday May 20 from 12-2, call the Joslyn center for a ride if you need one. Britt's Bar-B-Que has donated all the food for the event.

resident, stated she is still having problems hearing the Board Speak

**F. RESIDENT SUGGESTION BOX ITEMS**

**G. BOARD MEMBERS REPORT**

Member asked if the intercom had been repaired. Mr. Cadman stated a whole new system has been installed.

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

Shelly Tucker, 401, the TV in the exercise room is fantastic, but someone is hitting the wrong buttons and makes it difficult to turn on and off. She also stated that when the wind is blowing the fan in the bathroom makes a ping pong noise.

Member Akins requested a sign be placed by the TV with directions on using the remote.

Resident, stated she is still having problems hearing the Board Speak

NEXT MEETING April 27, 2016

ADJOURNMENT 8:00 P.M.

Recording Secretary,  
Cindy Mortesen