

**MINUTES OF THE REGULAR MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday, September 28, 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, Terry Sue Aikens, Paula Rotolo and Patricia Gerber

**Members absent:**

**Others:** Neil Cadman, Property Supervisor, Cadman Group, a California Corporation  
Elizabeth Calciano, 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.

Jennett Ringas, 211, spoke regarding the refrigerator discussion.

Steve Haxton, resident spoke on the refrigerator issues. and requested that the suggestion box items be moved to the beginning of the meeting.

2. Presentation of the Management Report

Report from the Cadman Group regarding Park Vista operations and management. He stated how well the anniversary party went. He thank all those who helped.

He explained that all repairs and maintenance are listed under one account, also decorating contracts are such as reglazing tubs, and updating the building.

Plumbing repairs are just under \$26,000, these are leaks that go from one unit to another, if you add other costs of repairs of walls, floors, etc. it would be approximately. \$60,000.

The elevator that services the fifth floor was down almost 5 weeks, this elevator is needs to be considered for replacement.

The front boiler is failing and the contract falls under the PW contractors which is usually more expensive, The back boiler is also going out so they both will be replaced.

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Board consensus to place requesting a bid for a complete re-pipe of the building.

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3. Reserve Accounts LAIF (Local Agency Investment Fund) For the month of August, 2016.

Financial Statements including, but not limited to, statements, invoices, finances, and transfers between accounts for the month August, 2016. Actual ending cash in the Bank \$158,802.14 as of August, 2016 Grand Point Account, was \$26,763.70, Park Vista Business checking account at Chase was \$11,100.00, LAIF was \$209,764.24 and Chase money market account was \$107,705.48 for a total checking and savings of \$514,35.56 Reserve Accounts LAIF (Local Agency Investment Fund) For the month of August, 2016.

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

D. UNFINISHED BUSINESS

1. Loan Repayment and Reserve Study Subcommittee

Member Stone stated they are waiting for a bid for a company to do a study that covers this type of building

2. Election of Board Officers

All officers remain the same motion by Member Latta, seconded by Member Rotolo, Motion carried unanimously,

Chairman-Member Latta  
Vice Chairman Member Stone  
Secretary Member Aikens

3.Park Vista Refrigerator Policy

Motion to Retain the current policy, and direct the attorney's office to develop an amendment regarding liability on appliances was made by Member Latta, seconded Member Aikens, Motion carried unanimously.

E. CITY STAFF REPORT

A general report from Jesse Bobbitt the normal council members who are normally here are unable to attend due to a council meeting. Mr. Bobbitt stated they are still working on the reserve account , but due to the budget they have been unable to complete the papers.

F. RESIDENT SUGGESTION BOX ITEMS

Ten suggestions regarding the refrigerators were submitted, but the subject was handled earlier in the meeting.

There was also a question regarding ambulance transportation..

A request that all suggestion box items be read at the beginning of the meeting if it pertains to an item on the agenda.

Member Aikens stated she could read the ones that pertain to something on the agenda, and the rest at the end of the meeting. Board Agreed

G. BOARD MEMBERS REPORT

Some of the tenants have not responded or taken care of the items given to them during the

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Board inspection. Agendize for the next meeting.

H. PUBLIC COMMUNICATION (5 Minute Limit)

Shelly Tucker, stated that her stove is beginning to go out. Board suggested she Talks to Management

Donna Cummings, 204 spoke regarding the accounting and where the money is...

Resident, spoke about when she takes the bus, she sees several homeless people.

Donna Cummings asked who to call when there is maintenance problem

NEXT MEETING October 26, 2016

ADJOURNMENT 8:27

Recording Secretary,  
Cindy Mortesen