

MINUTES OF THE SPECIAL MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday, November 30, 2016
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The regular meeting was called to order at 7:02 p.m. at Park Vista, Chairman Latta presiding.

ROLL CALL

Members Present: Jim Latta, Paula Rotolo, Terry Sue Aikens, Patricia Gerber

Members Absent: Martin Stone

Others: Neil Cadman, Property Manager, Cadman Group, a California Corporation
Gregg Kovacevich City Legal Representative per Mark Hensley
Liz Tran, Acting 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.

Did not state name: Jesse Bobbett's name is still on agenda.

B. APPROVAL OF MEETING MINUTES

1. Regular Meeting on October 26, 2016

Motion: to approve the Minutes of the Meeting of October 26, 2016 was made by Member Aikens and Seconded by Member Gerber. Motion carried 4-0.

C. NEW BUSINESS

1. President's Report – Jim Latta

Welcomed City Council members Drew Boyles and Mike Dugan to the meeting.
No further report

2. Presentation of the Management Report – Neil Cadman

Neil shared information about the recent tenant/management meeting.
Carpet in the common areas are supposed to be cleaned on a quarterly basis – staff will ensure each area is cleaned once a year.
There have been items taken from a landing and the coffee area. The thought is it is a resident. The front door malfunctions from time to time, and with the increase of homeless people in the area, it is causing concern. There is a service contract with Assa Abloy but if they come after hours there is a fairly nice charge to it. Neil is thinking the door may have to be replaced in 2017.

There was a suggestion to ask the City to look into the possibility of having a social services agency come and give a disaster preparedness presentation to the residents on what to do in case of an emergency. Neil will talk to Liz about this.

At the last board meeting a suggestion was made to get a community computer downstairs for the residents. The board discussed this and concluded a community computer would be difficult to “police”, would put users email at risk, and be susceptible to viruses. They feel they would continually have to replace it, clean it out, and monitor user websites.

The washing machine problems are reported to the laundry company. Their response is the machines are being overloaded.

A lot of residents are asking board members to speak up and talk into the microphones.

3. Financial Reports and LAIF (Local Agency Investment Fund) – Neil Cadman

Neil Cadman referred to the discussion from the October 26, 2016 Senior Housing Board meeting about a meeting he attended with Jesse Bobbett, Meredith Petit and the City’s Finance Director.

Neil explained to the Board there was not a decision made on where to book the money the City put in. He reached out to the City’s Finance Department seven times and did not get a response. Janie from the Auditing Department had them book it as Loan Forgiveness, although they both don’t think that is necessarily the right place to book it, because it is actually an overpayment.

In January, the November reports will show interest that does not match the LAIF statements. They had to book so they caught up on the amount of interest. He will explain more at the January meeting.

D. UNFINISHED BUSINESS

No Unfinished Business

E. CITY STAFF REPORT – Liz Tran

Liz Tran introduced herself and reviewed some of the upcoming holiday events.

F. RESIDENT SUGGESTION BOX ITEMS

Second floor door is warped and needs repair. If they go out, they cannot get back in. They are locked out of the garages, paying for inside parking and cannot access the side doors to go out and can’t come back in unless they carry the car dot open up the driveway gate.

If they can’t smoke there, drunkenness and storing booze in the pantry shouldn’t be allowed either. There are two sides to every argument, but if they have to obey the rules the pantry should be off limits – no booze.

The pantry door lock should be changed. People not authorized are entering to steal supplies from the potluck.

Please ignore earlier complaints about changing the locks about the pantry (in completely separate handwriting).

Member Aikens reported she and Member Latta discussed the letters and agreed everything should be read into the minutes.

G. BOARD MEMBERS REPORT

Member Gerber – None.

Member Aikens – None

Member Rotolo – None.

Member Latta – Wished everyone a Merry Christmas and Happy New Year.

H. PUBLIC COMMUNICATION (5 Minute Limit)

Steve: Happy Holidays, Merry Christmas, Happy New Year

Did not state name: Suggestion for future, maybe Dial-A-Ride can take people to the Tree Lighting.

Did not state name: Clydesdale horses at parking lot was not advertised, It was dark and the lighting was not good.

Liz Tran said she will make sure events are advertised and mentioned at meetings.

Did not state name: Heard rumor apartments were going to be added to Park Vista.

Did not state name: The wall on Sierra side is looking bad. Requested board to look in to patching and painting.

Did not state name: At last meeting she mentioned plumbing issues at senior housing in Redondo. She wanted to know if the board had looked in to it. The residents there are suing the management company and the school board. At the morning bagel meeting said it wouldn't be that bad, but she sees a mess. She is curious about what kind of insurance we have in general. What insurance does the building have and what does it cover, and will it help out.

NEXT MEETING January 25, 2017

ADJOURNMENT 7:25 P.M.

Substitute Recording Secretary,
Jackie Day