

MINUTES OF THE REGULAR MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday, July 25, 2018
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The regular meeting was called to order at 7:06 p.m. at Park Vista, Chairman Latta presiding.

ROLL CALL

Members Present: Jim Latta
Paula Rotolo
Martin Stone
Patricia Gerber
Paul Lanyi

Others: Neil Cadman, Property Manager, Cadman Group
Arecia Hester, Recreation Superintendent

A. PUBLIC COMMUNICATION

City Manager Greg Carpenter informed the board about surveys that needed to be completed and submitted in the next couple of days. He also let them know that results are public.

B. APPROVAL OF MEETING MINUTES

Motion: to approve the June 27, 2018 meeting minutes was made by Member Rotolo and Seconded by Member Gerber. Motion carried 5-0

C. NEW BUSINESS

1. President's Report

None

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

Marty questioned money spent on the smoke alarms. Neil confirmed that all CO2 detectors had to be replaced.

Paul wanted to know if these were the correct alarms. Neil stated that this choice was the safer option.

Marty also questioned the money spent for light bulb changes. Neil explained that a cherry picker was needed to get up to that height along with the costs of the electrician and the labor.

No other questions on the financials-Receive and File accepted

D. UNFINISHED BUSINESS

Board Member Jim Latta asked if a board report was due to city council again. After conferring with the city manager, he said it is likely the Council would be looking for reports in September.

E. MANAGEMENT REPORT

Neil reported that a Tenant-Management meeting was held and the discussion focused on the Anniversary Party, replacement of chairs, planters being returned, potable water and concerns about family members living in the building. Neil stated that this is an ethics issue and it is discouraged.

The board requested that Gregg K. attend the next meeting.

Neil reported that the reserve study is still going on and should be complete in the next 30-40 days. It will be given to Joe Lillio and put on the agenda for a future board meeting once completed.

Neil reported that the forensic plumbing study is close to being complete.

Neil also reported that the reserve study is critical. Park Vista makes close to \$27,000 per month but looks closer to \$20,000 per month due to water costs and added maintenance.

F. CITY STAFF REPORT

None

G. RESIDENT SUGGESTION BOX

The second floor is very hot. Add A/C units to all 2nd floor units.

Management should provide 3 employees.

Tiny homes should be an option for alternative housing.

Estevan does a good job.

H. BOARD MEMBER REPORT

Paul- look into how the agenda is distributed. He doesn't feel it needs to be delivered and e-mailed. He also wants to look into all bathrooms having 3 switches that operate the fan, heat and light separately. He feels further research needs to be done to see if this can be changed. Neil feels that there may be a code requiring the light and fan to come on at the same time. He said this requirement may have come out of mold issues in bathrooms without windows.

Pat asked for clarification on the fan and light being turned on at the same time.

I. PUBLIC COMMENT

Jeanette 211- states at least 9 people are living here and not all of them have a doctor's note. It's not fair to people living here.
She also said Paul is going to be a great asset to the board because he is not a "yes man".

Regina 416- States she has 3 switches but one doesn't work. It has been reported but not repaired.

Steve 207-States a lot of switches have been tweaked over the years.

Lilly (apt unknown) The caregiver seems to be a big deal but we are talking about fans and lights?

Myra 201-States that Teresa and Estevan are doing a wonderful job.

NEXT MEETING: July 25, 2018

ADJOURMENT: 7:40pm.