

MINUTES OF THE REGULAR MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday, November 28, 2018
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The regular meeting was called to order at 7:00 p.m. at Park Vista, Chairman Latta presiding.

ROLL CALL

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

Others: Neil Cadman, Property Manager, Cadman Group
Arecia Hester, Recreation Superintendent
Monse Palacios, Administrative Analyst

A. PUBLIC COMMUNICATION

None

B. APPROVAL OF MEETING MINUTES

Motion: to approve the October 24, 2018 meeting minutes was made by Member Paul Lanyi and Seconded by Member Patricia. Motion carried 4-0

C. NEW BUSINESS

1. President's Report

President Latta would like remind the board there will be no meeting in the month of December.

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

Board member Lanyi asked if Gerardo Garcia was contracted.

Neil Cadman explained he is an outside contractor who is occasionally hired to assist the maintenance worker.

Board member Lanyi noticed the water rates fluctuate. Neil Cadman informed him it is dependent upon leaks or issues. However, the tenants do a good job of promptly notifying any leaks.

3. State of the Union for Park Vista

The board is waiting for the Public Works Facility Assessment Report.

4. Parking Rates

Neil Cadman informed the board that the parking lease is not part of the rent lease therefore it is not part of the 2% increase.

Board member Latta stated the increase can be of \$5.00-\$10.00. Rent was increased by 1.44% bringing in \$800.00 in revenue. Perhaps new tenants can pay a new rate.

Board member Lanyi understands tenant's minimal income and explained that the board's decision should be in line with the cities goals. He thinks it is best to wait for the reserve study before making a final decision and possibly have a discussion with council to clarify the goals.

Member Rotolo suggested perhaps raising the fee for new tenants but definitely would like to wait for the study to be completed.

Member Gerber is against increasing rates.

D. UNFINISHED BUSINESS

None

E. MANAGEMENT REPORT

Neil Cadman received three quotes for the resurfacing of the parking structure. He will contact Lifan at Public Works and will review the bids that their department has received.

\$12,450 Total Maintenance Group Inc.

\$8,565 Alliance Pavement

\$4,800 Base Cities Pavement Inc.

Management meeting went well. The meeting time changed to the afternoon. Donuts, coffee and Rinaldi sandwiches were served.

Grand Point Bank is now Pacific Premier Bank.

The Spectrum contract is a five year contracted that was negotiated with the city. Neil has been informed that the vendor owns the wires. Other bids have been obtained however the building must be re-wired which will result in a major expense.

The laundry contract is a 10 year contract signed in 2005. In 2015 it was decided not to cancel therefore it is in good standing until 2025.

F. CITY STAFF REPORT

Arecia Hester introduced Recreation Specialist Ben Martinez. Ben had a few announcements for the residents.

A few trips coming up, winter brochure will be out on Thursday and Christmas dinner at Joslyn is free.

Arecia Hester invited everyone to the Acacia Park construction meeting on Thursday at 5:30pm. She also invited everyone to the Annual Tree Lighting event on Thursday, December 6th at 5:30pm.

G. RESIDENT SUGGESTION BOX

None

H. BOARD MEMBER REPORT

Board member Lanyi thanked Council Member Scott Nicol for attending the meeting.

Board member Latta informed everyone he will not attend the January meeting.

I. PUBLIC COMMENT

Virginia 416- What is the status of replacing the kitchen floor?

Neil informed her he is in the process of choosing the tile.

Donna 204- Is unhappy with only two maintenance people. The service is not the same and it must be addressed.

Janet- The contract states three employees will be provided.

Scott Nicol- Suggested to arrange a meeting with City Council to assist in developing a bond and answer questions.

Donna 204- She feels the board made a quick decision to raise rents without waiting for the reserve study.

NEXT MEETING: January 23, 2019

ADJOURMENT: 8:06pm.