

**MINUTES OF THE REGULAR MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday, February 27, 2019**  
**Park Vista Senior Housing**  
**615 E. Holly Avenue, El Segundo, CA 90245**

**CALL TO ORDER:**

The regular meeting and special 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  
Ryan Delgado, Recreation Supervisor  
Monse Palacios, Administrative Analyst

**A. PUBLIC COMMUNICATION**

Janet Rivas- The parking is not secure.

**B. APPROVAL OF MEETING MINUTES**

Motion: to approve the January 23, 201 meeting minutes was made by Member Lanyi and Seconded by Member Latta. Motion carried 4-0

**C. NEW BUSINESS**

**1. President's Report**

None

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

No comments

**3. Consider Bids for Resurfacing of Parking Area**

Neil informed the board that Public Works approved the bids. Alliance Paving initial bid was \$8,500 however it did not include prevailing wage. The new bid including prevailing wage is \$12,000. A contract will be ready to approve during the next scheduled meeting.

**4. Board Elections**

Jim Latta nominated Paul Lanyi for President. Martin Stone second. Motion passed 4-0

Jim Latta nominated Martin Stone for Vice-President. Patricia Gerber second. Motion passed 4-0

Jim Latta nominated Patricia Gerber. Martin Stone second. Motion passed 4-0

Jim Latta nominated Paula Rotolo for Chief Financial Officer, Martin Stone second. Motion passed 4-0

#### **5. Financial Audit**

Motion: to approve the Cadman Group to begin the 2018 Financial Audit for Park vista was made by Member Gerber and Seconded by Jim Latta. Motion carried 5-0

#### **D. UNFINISHED BUSINESS**

##### **1. Park Vista Tenant Parking Rules**

President Lanyi will continue speaking to the city attorney regarding parking concerns. He would like to know how many complaints have the received in the past five years.

Neil Cadman responded by saying the complaints very.

Member Latta asked if the police verified registration.

Neil Cadman responded by saying the police would patrol if they ask them to.

#### **E. MANAGEMENT REPORT**

Neil Cadman informed the board that the budget was presented to City Council. The kitchen floor has been ordered and it will take six weeks to receive it.

The building had a plumbing situation that affected four units. The total cost to fix it was \$2,600. Pipes had to be drained and replaced.

Member Gerber asked if there was an update on the plumbing replacement.

Neil informed her that the report from Public Works will determine if the plumbing must be replaced.

#### **F. CITY STAFF REPORT**

Recreation Superintendent Arecia Hester congratulated the board on their nominations. She also thanked those who assisted the City Council meeting.

The Public Works department is currently under staffed however, one of their staff is expected to attend the upcoming meeting. She will also ask the city attorney to attend the meeting and speak a little bit about the Brown Act.

Member Lanyi would like to know if the board can obtain a copy of the assessment.

Arecia Hester will follow up.

Recreation Coordinator Ryan Delgado informed the residents of a possible balance and meditation classes at Park Vista.

#### **G. RESIDENT SUGGESTION BOX**

None

#### **H. BOARD MEMBER REPORT**

New President Lanyi thanked the board for choosing him for the position. He hopes the facilities assessment report will let them know where the building stands. He will continue speaking to the City Attorney regarding the parking issues.

He would like to invite City Council to a walkthrough of the building. Lastly, he would like to develop a questionnaire for the residents. He asked if any residents would be interested in assist him with the survey.

## **I. PUBLIC COMMENT**

Tenant 207- Estevan and Teresa should be properly compensated.

Cynthia 204- Estevan and Teresa are very helpful and helped her with her heating.

NEXT MEETING: March 27,2019

ADJOURMENT: 7:55 p.m.