

MINUTES OF THE REGULAR MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday, March 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
Monse Palacios, Administrative Analyst
Ken Berkman, Public Works Director

A. PUBLIC COMMUNICATION

Steve 207- He would like to know what exactly does the management fee cover. He feels there needs to be more transparency in the financial report.

B. APPROVAL OF MEETING MINUTES

Motion: to approve the Wednesday, February 27, 2019 meeting minutes was made by Member Lanyi and Seconded by Member Latta. Motion carried 5-0

C. NEW BUSINESS

1. President's Report

Looking forward to Ken's report. He would like to be more involved in the discussion process.

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

Neil explained to the board that the financials are not reconciled due to the City Treasurer being out of the office. The LAIF interest is not in the report.

Member Stone noticed a few issues with the plumbing. He asked if it was an indicator of other problems.

Neil explained the problem was in the drain line which does not happen often. The problem affected three units.

3. Review Contract for the Resurfacing of Parking Area

Neil is working out the details with Public Works. The contract will be created and the item will be in the next agenda.

4. Park Vista Building Assessment

Ken Berkman explained that Public Works received all reports regarding 15 facilities. There has been a delay due to staff shortage. A meeting has been set with the consultant to discuss comments, notes and concerns. A final draft will be created following the meeting. All findings will be discussed with the Finance Director in order to update the Capital Improvement program. The program goes through an annual process in order to prioritize projects.

Ken would like to present to City Council in the month of May.

Moving forward Ken will communicate with Neil who will then communicate with the board.

Member Latta asked if the board will have the opportunity to review the report during the June meeting. He would like the opportunity to advocate for Park Vista.

Ken Berkman hopes the board can review it before June. He would like all comments prior to presenting to City Council. He will filter information through Neil.

President Lanyi would like to know if the board can review it before it is presented to City Council.

Ken Berkman said he would filter the reports through Neil.

President Lanyi suggested the meeting can be changed to an earlier date if the report is ready before the next regular scheduled meeting.

Ken Berkman would have further information after the meeting with the consultants.

Arecia Hester informed the board that a special meeting can be called if need be.

D. UNFINISHED BUSINESS

None

E. MANAGEMENT REPORT

Neil Cadman- tenant meeting was held March 20th topics included janitorial, garage gate, lighting issues and cleanliness.

F. CITY STAFF REPORT

Recreation Superintendent Arecia Hester- The city attorney will attend the next meeting to discuss the Brown Act. If the board would like to create a subcommittee, it can be added to the agenda.

G. RESIDENT SUGGESTION BOX

None

H. BOARD MEMBER REPORT

Board member Latta hopes the board can plan for the future after the review of the facilities report.

President Lanyi thanked Donna for the volunteer list.

I. PUBLIC COMMENT

Donna 204- Estevan is great however he is doing the job of three people. They are down to two people when the building always had three employees. She feels it is not fair for Estevan.

Linda 318- She would like the board to consider providing Wi-Fi in the common areas. It will help the residents save money.

City Council Member Scot Nicol- The state of the city was wonderful. The city is in a good financial place. Lots of things happening in the city. He encourages the residents to continue making suggestions and asking questions.

NEXT MEETING: April 24, 2019

ADJOURMENT: 7:44 p.m.