

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
February 26, 2025
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The meeting was called to order at 3:30 p.m. by Board Paul Lanyi.

ROLL CALL

Members Present: Paul Lanyi
Tim Whelan
Denise Fessenbecker
Julia Newman
Paula Rotolo

Absent: Julia Newman
Paula Rotolo

Others: Neil Cadman
Michael Allen
Venus Wesson
Agnes Ho
Paul Chung

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Resident #315 submitted a letter dated February 26, 2025, expressing concerns about the 14 vacancies at the low-income rate over the past three years, all of which have been rented out at the higher rental rate. They believe that these 14 vacancies have been filled at the current rate and should cover the cost increase.
- Resident #007 expressed concerns about rental increases over the past three years and requested to keep the rate at the 2010 level.
- An inquiry was made about receiving meeting minutes. Paul stated that minutes are posted with the packets and online. Neil stated that they are also posted at the check-out.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Denise Fessenbecker motion and Tim Whelan second, to approve the January 22, 2025, Meeting Minutes. The motion passed 3-0.

B. UNFINISHED BUSINESS

None.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

- Paul addressed the public comments on keeping rents at the 2020 annual ceiling. He stated that, as a board, they instruct the Cadman Group to set the new rent at 60% of the current market rate.
- Paul stated that in the past, the board did not increase rent for two years, but the drastic changes applied to new tenants, while for current tenants, the increase has been no more

than 2%.

- Paul addressed the 14 vacancies designated as low-income rentals set aside at a lower rate. Resident #315 clarified that the statement referred to rent was at lower rate during that time period.

Receive and file: Motion carried 3-0

3. Preliminary Annual Senior Citizen Housing Corporation Board Presentation (Paul Lanyi)

- Paul provided an overview of his presentation to the board for any change. He is planning to present to the City Council on March 18, 2025.
- Tim inquired about the rental increase included in the projections year to year. Paul Chung responded that increasing rent per current resident 2% rent and 2% parking increase.

Receive and file: Motion carried 3-0

4. Financial Statements and LAIF (Local Agency Investment Fund). (Neil Cadman)

No comments.

Receive and file: Motion carried 3-0

5. 2024 Financial Audit Scope of Service. (Neil Cadman)

- Neil stated that he reviewed the report and that he needs Paul Lanyi to sign.

Denise Fessbecker motion and Tim Whelan second, to approve 2024 Financial Audit Scope of Service and signed by Paul Lanyi. The motion passed 3-0

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

6. Upcoming Events (Diego Zavala)

None.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

None.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

- Tenant Meeting El Segundo Fire Department to install ADD device throughout Park Vista sometime mid-March. There would be two meetings to provide training and explain to the tenants that they are covered by law.
- A stolen bicycle from the interior parking was caught on camera.
- Letter from the El Segundo miscalculated use of water on multi-family building, Park Vista is receiving a \$33,000 credit that we would see in the budget.

ADJOURNMENT: 4:11 PM

NEXT MEETING: Wednesday, March 26, 2025