

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

**CALL TO ORDER:**

The meeting was called to order at 3:35 p.m. by Board Paul Lanyi.

**ROLL CALL**

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

**Others:** Neil Cadman  
Venus Wesson  
Agnes Ho  
Ryan Delgado

**PUBLIC COMMUNICATION. (Suggestion Box Comments)**

- A resident inquired about having a yard sale on June 1, 2025. The Board asked what the City's position is on requesting a yard sale. Ryan stated that he would need approval from Michael to proceed. Paul asked Agnes to follow up with Michael.
- An inquiry dated March 25, 2025, requested input from the City and Cadman Group regarding what happens if a resident loses their Social Security checks. Paul stated that the City Council is the appropriate board to direct those concerns to for a response.
- A comment was made requesting that the broken rowing machine bench on the 1st floor recreation room be fixed or replaced. Neil responded that it's an insurance issue, but if the machine is broken, it needs to be removed. He informed the Board that if they would like to replace the machine, he would obtain a quote for a maintenance contract to comply with insurance requirements. Paul asked if Neil could remove the broken piece and provide a quote for a new machine along with a maintenance contract to be presented at the next meeting agenda.
- A letter dated March 13, 2025, from Mr. and Mrs. Fischer raised concerns about pine trees dropping sap, pinecones, and branches onto their balcony. It is causing damage to patio furniture and poses potential bodily injury risks. They are requesting the trees be removed. Paul requested that the item be placed on the agenda, including the City and arborist's policies on tree removal.

**A. CONSENT**

**1. APPROVAL OF MEETING MINUTES**

Paul Lanyi motion and Paula Rotolo second, to approve the February 26, 2025, Meeting Minutes. The motion passed 5-0.

## **B. UNFINISHED BUSINESS**

None.

## **C. NEW BUSINESS**

### **2. President's Report (Paul Lanyi)**

- Paul informed everyone that he would be presenting the State of the Union this Tuesday, April 1<sup>st</sup>, to City Council.
- Paul inquired about the number of parking spots available at Park Vista. Neil stated that he believes there are approximately 50 spots.
- Paul asked if any spots had become available in the last few years. He mentioned that there is a waiting list. Paul then asked Neil how long the list is. Neil stated that it is fairly long. It is a two-tiered list: all new residents are placed on the waiting list for outside parking spots, and current tenants are moved to the inside parking garage list. Paul inquired if the outside parking lot rate for new tenants and if it should be adjusted. Neil stated that a deadline would need to be created in case current tenants want to be added to the list. Paul asked if a breakdown of rates and how often spots become available- weekly or annually-could be added to the agenda for the next meeting.
- Denise suggested that the rates for new tenants was already substantially high for new tenant, that she didn't think it would be a good idea.

Receive and file: Motion carried 5-0

### **3. Financial Statements and LAIF (Local Agency Investment Fund). (Neil Cadman)**

- Paul inquired if the \$48k per year for Uriel is covered under the maintenance budget. Neil stated that it all falls under the maintenance budget.
- Paula inquired about the 6 items for Spectrum. Neil stated that he caught it last month that the Spectrum covers multiple layers of billing for the facility, including internet, cable, and telephones.

Receive and file: Motion carried 5-0

## **D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT**

### **4. Upcoming Events (Ryan Delgado)**

- Mr. Delgado informed residents about the new Arts and Crafts activity starting on April 11, 2025, from 10:00 a.m. to 11:00 a.m. at the Joslyn Center. For more information, contact the Joslyn Center.
- The Strider Walking Group will begin on April 15, 2025, and will involve a one-mile walk each way. The meeting location is at the Joslyn Center.
- The upcoming annual ElderFest, themed “Flipping the Script on Aging,” will be held in May at the Joslyn Center from 11:00 a.m. to 1:00 p.m. All nomination forms to nominate a resident as the Older American of the Year must be submitted to the Joslyn Center by April 15.

## **E. REPORTS – SENIOR CITIZENS HOUSING BOARD**

- Agnes reminded the board that their Form 700 needs to be completed. If anyone needs assistance, they should reach out to her directly.

## **F. REPORTS – MANAGEMENT (CADMAN GROUP)**

- Monday, March 24th, the El Segundo Fire Department installed an AED device, provided training, and explained to the tenants that they are covered by law. It is believed that the next meeting will be held in a couple of months. Paul asked how many devices are going to be installed throughout the facility and what the cost would be.

- He informed the board that he recently moved \$88,000 to the CAMP account whenever the main account exceeds the \$150,000 threshold.

**ADJOURNMENT:** 4:05 PM

**NEXT MEETING:** Wednesday, April 23, 2025