

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
May 28, 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
Denise Fessenbecker
Paula Rotolo
Absent: Tim Whelan
Julia Newman
Others: Neil Cadman
Michael Allen
Venus Wesson
Agnes Ho
Paul Chung

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- A second letter was received dated April 8 from Mr. and Mrs. Fisher (Apt. #110), expressing concern about a tree that is damaging patio furniture due to falling sap and pinecones.
- A letter was submitted requesting public comments to be moved to the end of the meeting or inserted mid-meeting to allow more residents to attend. The letter also raised concerns about building security and unauthorized guests. Paul confirmed there is an existing public communication policy in place.
- A letter dated May 28, 2025, requested \$600 for upcoming holiday events and \$1,200 for 2026 holiday expenses. Neil noted that a one-time stipend was approved last year. Paul explained that an anniversary party is already budgeted and the requested funds cannot be approved at this time.
- No hot water in the washing machine concern.
- Resident #310 expressed concern regarding the building's generator. Neil will address this in his management report.
- Concerns were raised about caregivers not wearing masks; Michael confirmed that all current county health regulations are being followed.
- Brad in #317 requested to hang artwork in the lobby. Neil recommended submitting it as a board agenda item and noted that an existing policy requires review.
- Resident #423 provided background on his opposition to the rent increase based on limited income.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Motion by Paula Rotolo and seconded by Denise Fessenbecker to approve the March 26, 2025, Meeting Minutes. The motion passed 3-0.

B. UNFINISHED BUSINESS

None.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

- Paul discussed the facility assessment covering the next 25 years and encouraged the city to allocate \$250,000 in the budget.
- Paul Chung mentioned he will present the annual budget next Tuesday, which includes the \$250,000 allocation for senior housing—consistent over the past three years.
- Paul asked the board if they are opposed to allowing 5 minutes at the beginning of our meeting for public comments. Michael reiterated that it cannot involve any dialogue—just public comments—and nothing that has already been deliberated.
- Paul introduced everyone to Michell Keldorf, the newly appointed council member, and Michelle gave a brief background about herself.
- A resident asked about the unused \$12,000 allocated to the anniversary party during the pandemic. Neil will address this at the next meeting.

Receive and file: Motion carried 3-0

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

- Paul inquired about the reporting for March expenses, specifically the elevator service being over budget by \$6,822.02 due to the payment for new flooring. Neil stated that having both elevator floors done cost about \$8,500. Paul asked if this was a reasonable amount. Neil stated that they received three separate bids for this.
- Paul asked about a tree maintenance expense from American Arbor Care, which Neil confirmed was included in the March budget for liquid amber and pine trees.
- Paul inquired if an April disbursement was because a tenant moved out. Neil stated that a refund would have been within 21 days of that date and that it covered the security deposit refund.
- Paul last question regarding Spectrum expense for March that was received in April. Neil stated that not his policy to hunt vendors to pay.

Receive and file: Motion carried 3-0

4. Review of the Pine Tree Removal (Cadman Group)

- Neil stated that during the April meeting, this item had been addressed. It was determined that it is a city tree and not a Park Vista tree. Michael stated that there is a city policy in place. Denise asked about alternatives to tree removal, but no response was provided.

5. Review of Parking Availability, Waitlist Policy, and Rate Structure (Cadman Group)

- Neil stated that he reached out to city staff to obtain more information. He provided the parking breakdown, which includes a total of 60 parking spaces in the entire building with no visitor spaces. This is the breakdown in each parking lot: upper-level garage – total 23 including the 2 ADA; lower-level parking – 20 spaces; behind the gate – 18 spaces; exterior parking – 17 spaces.
- Current waitlist: 22 residents. Of those, 16 are waiting to move from exterior to interior parking, and 2 are waiting for ADA-designated spaces
- Current parking rates: interior garage – \$31.83; exterior parking – \$21.22
- There were 12 parking spot turnovers in 2024; the average yearly turnover is 10

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

6. Upcoming Events (Ryan Delagdo)

- Mr. Delgado stated that he has flyers for the upcoming yard sale on June 21st. He stated that this event would be on the back patio of Park Vista.

- Second “Senior Fit” class on Mondays and Wednesdays; sign-ups open June 2 for an additional day.
- Strider Walking Group beach trip at 10:30 AM.
- Bob Motta was announced as the 2025 ElderFest “Flipping the Script on Aging” award winner.

7. Park Vista Future Operation Analysis

- Michael stated that during the April 1 Council meeting, staff were directed to explore long-term operational strategies for Park Vista. Options include sale, refinancing, or management change, with a commitment to preserving the facility’s purpose. A follow-up report will be presented at the June 3, 2025 Council meeting.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

- None.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

- The rowing machine is functional; a tenant wanted to move their personal equipment into the exercise room.
- The city-funded ADA devices have been installed (five per floor).
- Annual cleaning of common area carpools started last month.
- Tenant meeting held May 13, 2025, included a board presentation and discussions on HUD/Section 8.
- Security reminder: residents should not leave the main entrance open or allow unverified guests in.
- New California law (AB 2747) allows tenants to request that on-time rent payments be reported to a credit bureau.
- Clarified that generators only power the elevators—not the full facility. Some units are connected, but a detailed list is unavailable.
- Future discussion planned on lobby artwork policy; Neil provided background on unapproved artwork that prompted the existing policy.
- A community member’s mother in-law had recently been scammed online last couple of months. He stated that he reached out to the police department to provide another cyber security meeting.

ADJOURNMENT: 4:39 PM

NEXT MEETING: Wednesday, June 25, 2025