

**MINUTES OF THE MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**June 25, 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 Tim Whelan.

**ROLL CALL**

**Members Present:** Tim Whelan  
Denise Fessenbecker  
Paula Rotolo  
Julia Newman  
**Absent:** Paul Lanyi  
**Others:** Neil Cadman  
Michael Allen  
Venus Wesson  
Agnes Ho

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

- A resident inquired about the status of funds for the 4th of July party and also asked what happened to the funds that were not used during COVID. Neil responded that the unused funds remained in the operating funds account. Michael Allen clarified that the operating budget resets each year. Neil added that he can propose an increase in the entertainment budget for future planning.
- A resident asked about a rumor regarding the possible sale of the building, which was mentioned in the last meeting. Michael clarified and provided an update from the council, reassuring the resident that there are no discussions or plans to sell the facility.
- Resident asked two questions: 1) How many bank accounts does PV have? 2) Is the agenda packet provided in advance? Neil stated that there are two bank accounts and that the agenda packet is provided and posted by Cadman staff.

**A. CONSENT**

**1. APPROVAL OF MEETING MINUTES**

Motioned by Paula Rotolo and seconded by Julia Newman to approve the May 28, 2025, Meeting Minutes. The motion passed 4-0.

**B. UNFINISHED BUSINESS**

None.

**C. NEW BUSINESS**

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

- None.

Receive and file: Motion carried 4-0

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

- Tim inquired about the \$105 charge for legal services. Neil confirmed that the charge was related to an operational matter involving a tenant that required legal consultation.

Receive and file: Motion carried 4-0

**4. Review rates: Parking, pet, security deposit (Cadman Group)**

- Neil confirmed that the pet deposit is \$200. Regarding the security deposit, California law allows for a maximum security deposit a landlord can charge is one month's rent.

**5. Common Area Artwork Policy (Cadman Group)**

- Neil provided background information regarding artwork in Park Vista. Michael stated that we can ask the city attorney for guidance to allow artwork.
- Denise suggested forming a subcommittee to create a policy. Michael suggested forming the subcommittee today and provide some feedback later. Tim and Julia agreed to be on the subcommittee.

**6. Annual Unit Inspection**

- Annual Inspection for July schedule: Paul will inspect the 1<sup>st</sup> & 5<sup>th</sup> floor pending date; Tim will inspect the 3<sup>rd</sup> floor on July 15<sup>th</sup> ; Denise will inspect the 2<sup>nd</sup> floor on July 8<sup>th</sup> ; Julia will inspect the 4<sup>th</sup> floor on July 29<sup>th</sup>.

**D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT**

**7. Upcoming Events**

- Nothing to report on upcoming events.
- Michael informed the board that Paul and Julia's terms had expired. The City Council has extended their terms until the end of August, at which time they will need to reapply.

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

- None.

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

- Save the date for the annual anniversary party on August 23<sup>rd</sup>. He confirmed there will be a DJ and that the party is scheduled to start at 5:00 pm.
- A recently passed California law (AB 2747) allows tenants to request that on-time rent payments be reported to a credit bureau.
- The El Segundo Police Department will hold a cybersecurity training session on June 26, 2025.

**ADJOURNMENT:** 4:18 PM

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