

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
July 23, 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
Paula Rotolo
Julia Newman
Absent: Denise Fessenbecker
Others: Neil Cadman
Michael Allen
Agnes Ho

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- A resident submitted a letter dated July 21, 2025, in the comment box regarding the malfunction of the washing machine. Paula stated that residents in the future should reach out to Cadman Group as soon as possible.
- #320 Doty Gomez submitted a letter dated July 21, 2025, to request a West Side vending machine as a test run for snacks for the residents. Neil believes that it would be a liability for the facility. Tim inquired what the liability might be. The board requested a follow-up from the City Attorney as to liability or if allowed.
- A resident asked about Amazon being contacted at 11:30 PM to enter the building for the delivery of package.
- #402 Val inquired about agenda item 4 on not allowing non-voting board member the opportunity to be able vote. She stated that, as a resident, she disagrees with not having a vote.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Motioned by Paula Rotolo and seconded by Julia Newman to approve the June 25, 2025, Meeting Minutes. The motion passed 4-0.

B. UNFINISHED BUSINESS

- Tim provided an update to the common area artwork policy. He stated that he spoke with Michael is working with the City Attorney to provide the board information guidelines policy.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

- Paul provided a recap of the posting of agenda location on the city websites. Neil clarified that the positing and hardcopies on the bulletin board and placed at the front counter. He also confirmed that the financial was not include with the hardcopies of the agenda.
- Paul informed the board that the facility assessment is schedule to take place in 2026.

Receive and file: Motion carried 4-0

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

- Paul inquired about the balance of the account. Neil stated that he recently transferred \$60k, leaving a balance of \$2.5 million.
- Tim noticed that extreme dollar amount being spent on Unit #309 for maintenance. Neil stated that, yes, it is getting complete make over that hasn't been done in years.

Receive and file: Motion carried 4-0

4. Discussion and Consideration of Amending the bylaws to Allow for Park Vista Resident to Serve as a Non-voting Board Member.

- Michael provided a brief discussion from council stating that new law is in effect and is going to table this item until after the council meeting on August 18th with additional information for the board.
- Julia inquired about the benefit of non-voting members. Michael reply that there is pros and cons that gives a voice on the dais to non-voting board members.
- Michael informed the board that Paul and Julia's terms had expired. The City Council has extended their terms until the end of August, but he is not sure when it would reopen.
- Paul inquired if the city attorney would provide direction to the board. Michael stated that he believes the city attorney would provide direction.

5. 2024 Financial Audit Scope of Services

- Neil informed the board of the annual audit report in the packet. He stated that the president would need sign the report.

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

6. Upcoming Events

- Michael informed the resident that on August 19th there will be a barbeque at the Joslyn Center from 12:00 pm to 2:00 pm.
- National Night Out is on August 5th on Main Street.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

- Tim stated the 3rd floor annual inspection has been completed.
- Paul asked if the contracts for Cadman Group would be reviewed. Michael stated that it is a workplan to review contracts calendar.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

- Media Room has received a new television.
- City has been alerted about the railing repairs that have been an ongoing update. He stated that a remaining 50 feet is left to complete.
- Updated the annual anniversary party planning. He also stated that the National Charity League will be assisting with the event. He also stated that the resident would like to see the attendance of City Council.

ADJOURNMENT: 4:20 PM

NEXT MEETING: Wednesday, August 28, 2025