

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
July 24, 2024
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
Julia Newman
Paula Rotolo
Absent: Denise Fessenbecker
Others: Neil Cadman
Michael Allen
Agnes Ho
Ryan Delgado

A. PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Adell left a comment regarding the fire alarm going off on July 4th and July 7th for an extended period, which was very disturbing. Adell wanted to know if anyone else besides the Cadman Group can shut off the alarm on-site.
- A resident inquired about the schedule date for the final annual inspection for the remaining floor. Paul asked Agnes for the status of the completion of the annual inspections. Michael provided the following updates: the 1st and 5th floor were completed on July 3rd; the 3rd floor was completed on July 17th; the 4th floor was completed on July 26th; the 2nd floor will be completed on August 6th.

B. APPROVAL OF MEETING MINUTES

1. Paula Rotolo motioned, and Julia Newman seconded, to approve the June 26, 2024, Meeting Minutes. The motion passed 3-0.

C. CITY STAFF REPORT

- Michael Allen announced that Tim and Denise have been reappointed for another term on the board.
- Michael updated Park Vista residents on last month's comment box concerns: the leaning tree near the scoreboard has been removed, the deteriorating rotten broken fence has been fixed, and the water container has also been addressed.

Upcoming Events. (Ryan Delgado)

- Ryan invited everyone to a bonfire and smores at the Fire Circle on Friday at 7:00 pm.
- The Summer Concert featuring Cash, Killer & the King will be held in Library Park on August 4th at 7:00 pm.
- Upcoming day trips include visits to the Farmers Market at the Grove, Los Angeles Arboretum, Getty Villa, and the Natural History Museum.

There is a \$10 fee per person for a ride to each location; any additional cost will be the responsibility of the individual. These trips are detailed in the September and Fall brochure.

Receive and file: Motion carried 3-0

D. NEW BUSINESS

2. President's Report. (Paul Lanyi)

- Paul asked Ryan if there be any assistance for residents to get to voting locations for the upcoming elections. Ryan stated that the discussion has not come up, but the Teen Center and library are voting locations. If anyone needs a ride, they can utilize the Lyft program. He informed the residents that they could receive assistance to sign up for Lyft at the Joslyn Center.
- Paul inquired about the annual parking rate increase and the date it goes into effect. Neil responded that fees go up annually in January.

3. Financial Statement and LAIF (local Agency Investment Fund). (Neil Cadman)

- Paula inquired about rent overpayment. Neil explained that sometimes with ACH, people forget that they have set up automatic payments and may accidentally trigger double charges.

Receive and file: Motion carried 3-0

4. Review bids received for balcony inspection services and consider retaining a qualified contractor. (Neil Cadman)

- Neil provided to the board a verbal quote \$9,200 from the inspector for the SB721 inspection, which is due by the end of December. Paul thanked Neil for the update.
- Paul inquired about the expected completion date for the inspection. Neil stated it should be done by next month.
- Paul asked about any findings during the annual inspection of units. Neil mentioned that he should receive a full report once staff turns it in to him. He noted that some residents misinterpreted the purpose of the inspection and then provided a brief explanation to the residents about the purpose of the inspection.

E. UNFINISHED BUSINESS

F. MANAGEMENT REPORT (Neil Cadman)

- The portable water system bins on the 2nd floor have not been serviced in the past 10-12 years. This was brought to the attention of Public Works, and they decided to remove them from the building.
- The Amazon locker will be installed, but no scheduled date has been set. The provision is to have the driver deliver large boxes directly to the resident's door. Once delivered and a snapshot is provided, all ownership is their responsibility.
- He will look into the July 4th alarm incident and report back once he receives the incident report.
- The next tenant management meeting is scheduled for October and the next event will be the anniversary party on August 24th.

G. BOARD MEMBER REPORT

- None.

ADJOURNMENT: 4:00 pm

NEXT REGULAR MEETING: Wednesday, August 28, 2024