

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
May 22, 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 President Paul Lanyi

ROLL CALL

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

A. PUBLIC COMMUNICATION. (Suggestion Box Comments)

- None.

B. APPROVAL OF MEETING MINUTES

1. Paul Lanyi motioned, and Denise Fessenbecker seconded by to approve the April 24, 2024, Meeting Minutes. The motion to approve passed 3-0.

C. CITY STAFF REPORT

2. Upcoming Events. (Ryan Delgado)

- Ryan announced that Val Smith will be honored as the El Segundo "Older American of the Year" during Elder Fest this Saturday. The luncheon event is scheduled for Saturday, May 25th, from 11:00 AM to 1:00 PM at the Joslyn Center and will feature giveaways and gift bags.
- Summer Recreation & Park Summer guide has been released. Copies will be available at the beginning of the month.
- Park Vista yard sale is scheduled for June 1st.
- The Summer Concerts in the Park will kick off this season on Father's Day, June 16th, at Library Park.

Receive and file: Motion carried 3-0

D. NEW BUSINESS

3. President's Report. (Paul Lanyi)

- Paul updated funds for the next 5 years with Paul Chung.
- Paul stated that he presented to the City Council last night the State of the Union to earmark \$200k into the budget for June 4th.

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

- Tim inquired how long the unit had been occupied. Neil responded for 12 years.
- Paul inquired about the Uriel invoices for last month since \$4,200 is higher than usual. Neil stated that Uriel is an independent contractor, and their invoice is submitted variously.

Receive and file: Motion carried 3-0

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

- Neil received the service agreement and quote from a company. He stated that the company has gone above and beyond the required scope, providing a quote of \$48k for the inspection. The quote includes \$11k for lead and asbestos and a \$28k proposal to install inspection ports below every balcony so future inspectors will be able to unscrew every screen to inspect the infrastructure.
- Neil is currently arranging for another inspection and is seeking approval from the board to have another qualified inspector inspect on Saturday, May 25th. This contractor is out of Pasadena.
- Neil asked the Board if, when the contractor performs the inspection and provides him with a quote, would he have the authorization to pay the invoice. Eduardo stated that the amendment to the agreement allows for up to \$25k if work needs to be executed. Neil added that he has authority over emergency-based matters.
- Paul asked if the Board had the liberty to authorize Neil to proceed with the new inspection, costing between \$7,000 and \$8,000, without agendaizing the item.
- Paul initially made a motion to grant Neil approval authority up to \$8,000 for the new SB721 inspection contractor and Denise seconded. Paul then made a motion to grant Neil approval authority for up to \$10,000 instead for the new SB721 inspection contractor scheduled for this Saturday, May 25, 2024, and Denise seconded. Motion carried 3-0

E. UNFINISHED BUSINESS

F. MANAGEMENT REPORT (Neil Cadman)

- Clarification to previous public comments items being inoperative in the winter season: 1) barbecue pit was missing propane; 2) umbrellas are not broken just not up during this time; 3) patio cushion is in descent, but replacements will be considered in the future.
- Public Works requested a roof assessment from the Cadman Group to evaluate the condition of the roof and determine its life expectancy. The assessment will cost \$7,000 and indicates a remaining lifespan of 7 to 10 years with minor repairs. Currently, the roof is still under warranty with Trim Co., who are scheduled to inspect it next week to determine if any work is needed under the current warranty.
- The Tennant Management meeting last month had more attendees due to food being provided but we would like to see more residents. The board discussed electric bike safety.
- Last year, the City funded catering for the July 4th party, and the Board approved it within the budget. Neil asked to place it on the agenda for June.
- Suggest neighborhood watch meetings conducted by ESPD and cybercrime.
- Park Vista has been approved for the proposed Amazon locker, which will be for residents only.

G. BOARD MEMBER REPORT

- Michael informed the Board of the staffing assignment change for the liaison from Eduardo Schonborn to Agnes Ho.
- Paul Lanyi informed the Board that he will not be attending the June meeting.

ADJOURNMENT: 4:02 pm

NEXT REGULAR MEETING: Wednesday, June 26, 2024