

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

**ROLL CALL**

**Members Present:** Paul Lanyi  
Paula Rotolo  
Denise Fessenbecker  
Julia Newman  
Tim Whelan

**Others:** Neil Cadman  
Michael Allen  
Eduardo Schonborn  
Venus Wesson  
Agnes Ho  
Elias Sasson  
Paul Chung

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

- One of the residents inquired why is the first-floor carpet filthy.
- Someone inquired about the status of the following: patio barbeques inoperable for over year, patio furniture cushions getting cleaned and two broken umbrellas.
- Asked for coined laundry machines and would like to have snack/soda machine in the laundry room.

**B. APPROVAL OF MEETING MINUTES**

1. Paula Rotolo motioned, and Paul Lanyi seconded by to approve the March 27, 2024, Meeting Minutes. The motion to approve passed 5-0.

**C. CITY STAFF REPORT**

**2. State of the Facilities. (Public Works)**

Public Works Director Elias Sassoon gave a brief overview of the CIP projects over the next five years. He identified the following projects: in Fiscal year 2024- 2025, \$36k for the cool roof coating to deflect the heat; Fiscal year 2025-2026 \$225k to paint the exterior of the building, plus 3-stories; Fiscal year 2026-2027 \$224k for lighting system upgrade and conversion to LED if needed; Fiscal year 2027-2028 \$737k for awning replacement, for exterior/interior, flooring finish and alarm system upgrade; Fiscal year 2028- 2029 \$125k for any retaining walls.

- Paul stated that the good news is that we still have the \$1.5 million for plumbing system for Phase 1 & 2 that we do not foresee needing in the next five years. Elias affirmed Paul's statement and stated that he believes the plumbing and pipes will sustain the next five years. However, he believes that the funds can be stored.

- Paul mentioned to Finance Director Paul Chung that they would like to rework the budget with the dollar amounts Elias provided in his overview and to hold \$1.3 million in the budget in the future there is issues with pipes. Paul Chung agreed that a reserve of the 1.3 million should be put in place.
- Paul believes that the city's annual budget is allocating \$220k every year to Park Vista. Paul Chung believes that it's already part of the budget.

### **3. Upcoming Events. (Ryan Delgado)**

- Ryan introduced Diego Zavala as the new Recreation Specialist at Joslyn Center.
- Coming up on Saturday, May 4<sup>th</sup> is the Hometown Fair at 10:30 am.
- He will announce the older American of the year at the May 7<sup>th</sup> City Council meeting. May is older American month and city council will do a proclamation.
- Elder Fest will be on Saturday, May 25<sup>th</sup> at the Joslyn Center, a luncheon from 11:00 to 1:00 in recognition of the individual with giveaways and gift bags.
- Finalizing detail on yard sales and information will be provided shortly.

Receive and file: Motion carried 5-0

## **D. NEW BUSINESS**

### **4. President's Report. (Paul Lanyi)**

- No comment.

### **5. Draft of State of the Union and Senior Board Presentation. (Paul Lanyi)**

- Paul Lanyi and Paul Chung are going to rework the number that Elias provided and update the presentation in preparation for the May 21, 2024, Council meeting. Paul stated that projecting down the road for the funds for plumbing project, he was glad to hear that the city is recommending \$200k donations to Park Vista. He stated that he wants to make sure that he has funds set aside just in case plumbing issues arise.

Receive and file: Motion carried 5-0

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

- Paul inquired about the no vacancies prep for March, but the detail report identifies \$8,794 for vacancy prep of one unit, and was not sure if it was typo on page 27 of the packet. Neil clarified that he was trying to show that he is under budget on maintenance.

Receive and file: Motion carried 5-0

### **7. Cost for Balcony Inspection Services. (Neil Cadman)**

- Neil and a firm have walked the entire building, and the firm is now able to provide a formal proposal, a scope of work, along with what else needs to be inspected such to be in compliance with SB721. He believes he will have the actual report and cost for consideration at the next meeting.
- Paul asked if the cost will be around the \$50k amount. Neil stated that it might be between \$10k -\$15k amount.

## **E. UNFINISHED BUSINESS**

## **F. MANAGEMENT REPORT (Neil Cadman)**

- Tenant Management meeting scheduled for May 15<sup>th</sup> at 9:00am.in the Community room.

- Preparing for the annual Anniversary party. He would like to see board members, city staff and dignitaries in attendance.
- He stated that he would inquire about three patio issue that were raised public communications regarding the barbeques, umbrellas and cushions.
- He has no idea if the city would be interested in placing vending machines; but, the Board can agendize it for discussion at a future meeting.

**G. BOARD MEMBER REPORT**

- Julia inquired if there are onsite location for snacks. Neil stated that previously there was a food exchange that was run by a group of tenants that called themselves the Jet Setter Club.

**ADJOURNMENT:** 4:12 pm

**NEXT REGULAR MEETING:** Wednesday, May 22, 2024