

**MINUTES OF THE MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**March 27, 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  
Tim Whelan  
Paula Rotolo  
Julia Newman  
**Absent:** Denise Fessenbecker  
**Others:** Neil Cadman  
Michael Allen  
Eduardo Schonborn  
Venus Wesson  
Agnes Ho  
Ryan Delgado

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

- Judy Scott #315 shared her concerns regarding a liability issue with having to bend over the Amazon packages to get to her mailbox. She asked if shelves can be put in place to hold the packages.
- Resident shared their disappointment that their personal information was posted outside the door regarding rent increase, which was in view for the neighbors to see.

**B. APPROVAL OF MEETING MINUTES**

1. Paul Lanyi motioned and seconded by Paula Rotolo to approve the February 28, 2024, Meeting Minutes. The motion to approve passed 4-0.

**C. CITY STAFF REPORT**

**2. Upcoming Events. (Ryan Delgado)**

- Ryan informed the residents about the upcoming Elder Fest event on May 4<sup>th</sup>, stating that this year's theme is "Powered by Connection". He stated that he left 50 copies at the front desk and directed any interests to the Joslyn Center or submit to him. He stated that a luncheon will be held from 11:00 A.M. to 1:00 P.M. and health vendors will be on site.
- New recreations guide for springs events
- Tentative dates for upcoming yard sales.
- Hometown Fair coming Saturday, May 4<sup>th</sup>.
- At the next Meet and Greet, he will attend 30 minutes before so that he can hear from the residents on ideas.

Receive and file: Motion carried 4-0

## **D. NEW BUSINESS**

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

- Paul asked Neil if the Community Use Agreement, was created by Cadman Group and if the city vetted it. Neil stated that yes it was something that he created and no it wasn't vetted by the city.
- Paul asked if the city knows when the plumbing project will be done. Michael stated that Public Works is attending the board meeting in April.
- Paul asked city staff to inquire with Public Works when the next facility audit is required.
- Paul inquired about where the \$1.3 million is being spent.
- Paul stated that he would like to file this a temporary presentation
- Eduardo suggested placing this item back on the agenda and once Public Work makes their presentation then the board can make any necessary edits.
- Paul thanked city staff for providing projector for tonight meeting.

### **4. Preliminary Draft of State of the Union. (Paul Lanyi)**

- Paul presented a PowerPoint presentation to the board and Park Vista resident.
- Board requested the presentation be placed back on the next agenda
- Board members inquired if 504 funds used specific for any other funds for recreation. Paul stated that there are no other senior activities to spend 504 funds.

Receive and file: Motion carried 4-0

### **5. Park Vista Financial Presentation. (Paul Lanyi)**

- Paul included along with his presentation.

Receive and file: Motion carried 4-0

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

- The annual presentation to city council is scheduled for May 21, 2024.
- Paula noticed that there were a lot of plumbing repairs due to the rain. Neil stated that repairs were mainly due to a drain leak above the community room that resulted in a large hole in the ceiling.
- Board inquired about the cost and expenses in prepping units were substantially high, asking if there any other options that the city can provide. Neil stated that he does not meet the expense threshold requiring city approval, but that he obtains five vendors for quotes. Usually, it is urgent and a quick turnaround is necessary.
- Julia inquired if any of the items associated with prepping the units are eligible for energy efficient rebates. Neil state that everything purchased are energy efficient.

Receive and file: Motion carried 4-0

## **E. UNFINISHED BUSINESS**

### **7. SB 721 Update. (Neil Cadman)**

- Neil has met with 6 to 7 vendors for the SB721 Balcony Inspection Service, and has selected Zebra Construction to do the initial inspection on April 15<sup>th</sup> at a cost of \$450. They will prepare a scope of work for SB 721 compliance, which will be used by various vendors to bid on the job. Neil stated that he has worked with Zebra Construction in the past on other buildings he owns. Paul was curious about style and ages of the buildings Zebra Construction worked on compared to Park Vista. Neil stated that only one building in Downtown Long Beach is compatible, containing about the same number of units and balconies.

- Unique to Park Vista is a staircase and decks on the first floor that may meet the definition of a balcony, which Zebra Construction can determine whether they fall under SB 721.
- Paul asked for clarification on inspecting 15% of the building. Neil indicated that Zebra Construction will inspect the building, develop a scope of work with anticipated cost of inspecting 15% of the units and other requirements in accordance with SB 721.
- Paul inquired about the turnaround time. Neil estimates inspection and scope of work to be done within 45 days.

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

- We do not recommend placing furniture or a table for packages delivered to Park Vista due to liability issues for staff members.
- Addressed positing notices on resident door. He stated that he is following California code of practices.

**G. BOARD MEMBER REPORT**

- Tim inquired about the most recent email he received regarding the CIP assessment.

**ADJOURNMENT:** 4:12 pm

**NEXT REGULAR MEETING:** Wednesday, April 24, 2024