

**MINUTES OF THE MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**January 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  
Tim Whelan  
Julia Newman  
Paula Rotolo  
Denise Fessenbecker

**Others:** Daisy Epifanio Cadman Group Representative  
Michael Allen  
Eduardo Schonborn  
Venus Wesson  
Agnes Ho  
Ryan Delgado

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

- Valeria Smith submitted a letter to the Senior Board and Cadman Group about rent increase.
- Inquired why are City workers using the carts.
- Inquired about the July 4<sup>th</sup> Holiday Parties and Super Bowl parties not able to charge a fee.

**B. APPROVAL OF MEETING MINUTES**

1. Paul Lanyi motioned to approve the December 06, 2023, Special Meeting Minutes. Motion to approve passed 5-0.

**C. CITY STAFF REPORT**

- Ryan Delgado Rec Park Supervisor gave a brief overview to residents, informed them of the Department's monthly newsletter and provided an AARP flyer.
- Michael Allen informed the Board that the City hired a new Finance Director, who started with the City three weeks ago.

**D. NEW BUSINESS**

**2. President's Report. (Paul Lanyi)**

- Paul asked about the two million dollars that was spent in the capital expenses. He wanted to know if we should hold off on rental increase if the 2 million was not spent. Tim inquired about the general fund balance and where the 2-million-dollar funds are located.
- Paul asked about charging for parties, whether it can be done with City approval. Michael stated that staff would need to investigate it and return with a follow up. He also stated that this is common space that can be reserved with some additional mechanism to be put in place but not having to go into details. Paul asked if Cadman Group or City report at the next meeting with follow up.
- Paul asked if Parks and Rec can organize new tenants meetings, new year's parties, meet-and-greets, yard sales. To be provided at next meeting what Cadman Group provides and Rec

and Parks responsibilities.

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

- Tim asked if the total account balance of \$1,893,137.37 is everything that the City has as well. Nell confirmed that it all accounts including the city along with general funds.
- Paul asked why Park Vista being charge a substantial amount for water for a city own property. Michael stated that it is a utility to live and the alternative observing the rental cost to live her. Paul requested if they could receive preferential rate for water and if not why.
- Paul noticed an overcharge fee for AT &T in the amount of ten thousand the telephone, how did we not see. Daisy clarified that Cadman Group canceled AT &T for Spectrum for better rate which warranted the ten thousand refunds.
- Paul also inquired about cable TV was under budget for thirty-three thousand for 2023. Daisy responded that the switch in the cable provider in 2023 may have cut the cost of the expenses.

Receive and file: Motion carried 5-0

**4. Rental Rate Increase for Current Tenants. (Neil Cadman)**

- Eduardo provided an overview of the annual 2% rental rate increase on behalf of Daisy Epifanio, Cadman Representative.
- Paula suggested approving the budget with a 2% increase with the caveat Paul mentioned regarding the 2-million-dollar line item.
- Eduardo stated that if two million was earmarked for specific improvement then when cannot offset rent increase.
- Paul stated that he's not certain if it was from reserves to pay for capital expenses and requested to meet with the financial officer. He proposed approving the 2% rate increase for current residents, round it down to the whole dollar, starting on June 1, 2024, with caveat of meeting with financial officer within the next 30 day to determine do we need 2% if it necessary if hold.
- Julia asked if time constraint if hold off on our decision on the next agenda. Daisy stated that we have 60 days to notify the resident.

Paul Lanyi proposed a motioned that we approved the 2% rate for the current resident round it down to near dollar starting on June 1, 2024, with caveat of meeting with financial officer within the next 30 day to determine do we need 2% in this coming year June to May. Motion to approve passed 5-0.

**E. UNFINISHED BUSINESS**

- None

**F. MANAGEMENT REPORT (Daisy Epifanio Cadman Representative)**

- Daisy stated that the annual parking fee increase of 2% went into effect on January 1, 2024.
- She provided a handout comparing rents for low-income affordable housing in Long Beach to Park Vista rents. The board inquired what the relative cost of living in Long Beach compared to El Segundo. The board asked what comparison of Long Beach to El Segundo was. Daisy stated that she believed that because he has property in Long Beach already and that they are heavily involved currently. Julia would like to see the cost of living in Long Beach as a comparison. Paul asked Cadman Group if they can report back with another city that has comparable demographics to El Segundo and provides low-income/affordable housing. Suggested cities included Temecula or Studio City.

**G. BOARD MEMBER REPORT**

- None

**ADJOURNMENT:** 4:12 pm  
**NEXT REGULAR MEETING:**

Wednesday, February 28, 2024  
Wednesday, March 27, 2024