



**SPECIAL MEETING OF THE  
Board of Directors of the  
El Segundo Senior Citizens Housing Corporation  
AGENDA  
Virtual Meeting via Zoom Teleconferencing**

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MEETING DATE: Wednesday, October 27, 2021  
MEETING TIME: 3:30 p.m.

**DUE TO THE COVID-19 EMERGENCY, THIS MEETING WILL BE CONDUCTED  
PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER N-29-20 AND AB 361**

TELECONFERENCE VIA ZOOM MEETING

Meeting ID: [834 9048 6229](https://us06web.zoom.us/j/83490486229)

Passcode: [297962](https://us06web.zoom.us/j/83490486229?pwd=VmQ3V29nNmNleFBSa3hGOUhqc3YwQT09)

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***How Can Members of the Public Observe and Provide Public Comments?***

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.

Please use this URL

<https://us06web.zoom.us/j/83490486229?pwd=VmQ3V29nNmNleFBSa3hGOUhqc3YwQT09>

If you do not wish for your name to appear on the screen, then use the drop down menu and click on "rename" to rename yourself to be anonymous.

OR

Join by phone: [1-253-215-8782 US](tel:1-253-215-8782)

Enter Meeting ID: [834 9048 6229](https://us06web.zoom.us/j/83490486229)

Passcode: [297962](https://us06web.zoom.us/j/83490486229?pwd=VmQ3V29nNmNleFBSa3hGOUhqc3YwQT09)

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial "\*67" before dialing the number as shown above to remain anonymous.

*The time limit for comments is five (5) minutes per person. Before speaking to the Board, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: [eschonborn@elsegundo.org](mailto:eschonborn@elsegundo.org). ***Please include the meeting date and item number in the subject line.*** If you would like to request that your emailed comment be read into the record, please include the request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails will be read to the Board at the appropriate time.

**NOTE:** Emails and documents submitted will be considered public documents and are subject to disclosure under the Public Records Act and possibly posted to the City's website.

**NOTE:** Public Meetings can be recorded and are subject to disclosure under the Public Records Act and possibly posted to the City's website.

***Additional Information:***

The Board of the Senior Citizen Housing Corporation, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject matter jurisdiction of the Board.

PLEASE NOTE: Public Meetings are recorded.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Venus Wesson, 310-524-2344. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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## CALL TO ORDER:

## ROLL CALL

### A. RESOLUTION AUTHORIZING TELECONFERENCED MEETINGS PURSUANT TO AB 361

**Recommendation:** After inviting and hearing public comment, adopt resolution making specified findings and authorizing the use of teleconferenced meetings pursuant to AB 361 (Government Code section 54953(e)).

### B. PUBLIC COMMUNICATION

At this time, members of the public may speak to any item on the agenda only. Before speaking, you are requested, but not required, to state your name and address for the record. If you represent an organization or a third party, please so state.

### C. APPROVAL OF MEETING MINUTES

#### 1. Special Meeting Wednesday, September 22, 2021

**Recommendation:** Approval

### D. CITY STAFF REPORT

### E. NEW BUSINESS

#### 1. President's Report. (Paul Lanyi)

Reports regarding correspondence, meetings, and business related to Park Vista.

**Recommendation:** Receive and File

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

a. Discuss, review and status report including, but not limited to, statements, invoices, and finances.

b. LAIF investment fund and transfers between accounts.

**Recommendation:** Receive and File

#### 3. Report from Ad Hoc Subcommittee; Consider Establishing a New Wait List and Corresponding Policy for Existing Tenants Seeking to Transfer Between Unit Types Due to a Life Changing Circumstance. (Paul Lanyi and Tim Whelan)

At its September 22, 2021 meeting, the Board amended the previous inter-unit transfer waiting list such that no additional residents could be added to the list. The Board also appointed an ad hoc subcommittee to make recommendations to the Board regarding an inter-unit transfer policy for those wishing to change unit types due to life changing circumstances. The subcommittee will make its recommendations to the Board and the Board will consider establishing a new inter-unit transfer waiting list and corresponding

policy for existing residents that wish to transfer between unit types due to a “life changing circumstance.”

**Recommendation:** Discussion and possible action regarding establishment of a new inter-unit transfer waiting list and corresponding policy for tenants seeking to transfer between unit types due to a “life changing circumstance.”

**4. Consider Increasing Parking Rates for Residents. (Paul Lanyi)**

The Board will review historical and current parking rates and decide whether to increase parking rates for existing tenants and incoming tenants.

**Recommendation:** Discussion and possible action regarding increases to parking rates.

**5. Consider Discontinuing Cable Television Service. (Paul Lanyi)**

The Senior Housing Corporation provides basic cable television service to all units at no additional cost to tenants. The Board will review the past and present costs associated with providing basic cable service and decide whether to continue providing the benefit or to discontinue the benefit and require each tenant that wishes to maintain service to contract directly with the service provider for the desired level of service.

**Recommendation:** Discussion and possible action regarding changes to cable television service.

**6. Election of Board Officers.**

Hold election for offices of treasurer, secretary, vice president and president.

**Recommendation:** Receive nominations and vote on the election of corporate officers.

**7. Scheduling of November and December 2021 Board Meetings.**

Discuss the rescheduling of regular Board meetings for November and December 2021 due to the holidays.

**Recommendation:** Discussion and action regarding cancelation and/or rescheduling of November and December regular meetings.

**8. Annual Market Rent Survey; Adjustment of Rental Rates for New, Incoming Tenants. (Neil Cadman)**

Each year the Cadman Group conducts a survey of market rents for comparable apartment units in El Segundo. Rental rates for new, incoming tenants are based on the annual market rent survey. Cadman Group will present its annual market rent survey and the Board will decide whether to adjust rental rates for new, incoming tenants accordingly.

**Recommendation:** Review and consider the annual market rent survey. Discussion and possible action regarding adjustment to rental rates for new, incoming tenants.

**E. UNFINISHED BUSINESS**

None.

**F. MANAGEMENT REPORT**

Report from the Cadman Group regarding Park Vista operations and management. Unless otherwise listed on the agenda, the Board may not discuss or take action on matters raised in the management report but may vote to place an item on a future agenda for discussion and possible action.

## **G. BOARD MEMBERS REPORT**

A general report from individual Board members.

## **ADJOURNMENT**

### **NEXT REGULAR MEETINGS:**

Wednesday, November 24, 2021

Wednesday, December 22, 2021

Wednesday, January 26, 2021