



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

MEETING DATE: Wednesday, January 26, 2022
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: [824 7986 2825](#)
Passcode: [006534](#)

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/82479862825?pwd=V0xPUitxTTYzQVhoZlNqTGVPfClhpUT09>

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](#)
Enter Meeting ID: [824 7986 2825](#)
Passcode: [006534](#)

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. ***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.

CALL TO ORDER:

ROLL CALL

A. 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.

B. APPROVAL OF MEETING MINUTES

1. Special Meeting Wednesday, December 1, 2021

Recommendation: Approve

C. CITY STAFF REPORT

D. NEW BUSINESS

1. Continue Authorization of Teleconferencing Meetings Pursuant to Assembly Bill 361.

Adopt resolution making specified findings and authorizing the continued use of teleconferenced meetings pursuant to Government Code section 54953(e).

2. President's Report. (Paul Lanyi)

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

Recommendation: Receive and File

3. 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

4. Scope of Work for Design and Specifications for Replacement of Water and Sewer Lines (Lifan Xu, Public Works Department)

In response to a request from the Board, the Department of Public Works retained a consultant to survey the condition of the hot/cold domestic water lines in Park Vista. During the inspection, the consultant discovered evidence of degradation in the building's sewer lines and also found that the gas lines for the boiler are not compliant with current standards. Consequently, the consultant is recommending a second field survey to assess the condition of the sewer lines and the boiler's gas lines. The Department is recommending that the consultant's scope of work be expanded to include the second field survey as well as design and specifications for replacement of the sewer lines (in addition to the water lines) and the boiler's gas lines. The original scope of work was for an amount not to exceed \$25,000. The expanded scope of work would require an additional \$44,290.

Recommendation: Receive oral report from Public Works Department and approve the expanded scope of work.

5. Rental Rate Increase for Current Tenants (Neil Cadman)

Board will consider whether to increase rental rates for current tenants and, if so, by what amount.

Recommendation: Discussion and Possible Action.

6. Consider Charging New, Incoming Tenants for Basic Cable Service. (Gregg Kovacevich)

The Senior Housing Corporation provides basic cable television service to all units at no additional cost to tenants. On December 1, 2021, the Board approved a \$50 per month basic cable fee on all new incoming tenants.

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

7. High-Speed Data and Internet Service to Park Vista (Neil Cadman)

The Board will discuss and consider whether to pursue options for bringing high-speed data and internet service into Park Vista.

Recommendation: Discussion and Possible Action.

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, February 23, 2022

Wednesday, March 23, 2022

Wednesday, April 27, 2022