

**MINUTES OF THE SPECIAL MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**December 11, 2024**  
**Park Vista Senior Housing**  
**615 E. Holly Avenue, El Segundo, CA 90245**

**CALL TO ORDER:**

The meeting was called to order at 7:00p.m. by Board Paul Lanyi.

**ROLL CALL**

**Members Present:** Paul Lanyi  
Tim Whelan  
Denise Fessenbecker  
**Absent:** Julia Newman  
Paula Rotolo  
**Others:** Neil Cadman  
Michael Allen  
Venus Wesson  
Agnes Ho

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

- Steve Haxston, a resident at Park Vista, submitted an email on December 6th expressing his concerns regarding the rent survey discussed during the previous meeting.
- Adel emailed expressing concerns regarding the discrepancy in the elevator flooring replacement cost and is seeking clarification on the matter.
- Residents believe they are victims of rent increases. A resident stated that his original quote rate when he moved in was \$895 for a one-bedroom, and in 2023, he received a 64% increase of \$1,470.00.
- A resident requested to be removed from the Amazon locker list and asked for additional assistance to complete the removal process.

**A. CONSENT**

**1. APPROVAL OF MEETING MINUTES**

Paul inquired about the rent rates for a one-bedroom unit, specifically questioning the difference between 1,636.80 and 1,630.00. Neil responded by saying they rounded it down to \$1,630.00

Paul Lanyi motion and Denise Fressenbecker second, to approve the October 23, 2024, Meeting Minutes. The motion passed 3-0.

**B. UNFINISHED BUSINESS**

None.

**C. NEW BUSINESS**

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

- Wished everyone a Happy Thanksgiving.

**3. Financial Statements (Paul Lanyi)**

- None.

Receive and file: Motion carried 3-0

**4. 2025 Park Vista Operating Budget. (Neil Cadman)**

- Paul asked Neil to provide an update on the flooring expenses at the next meeting.
- Neil mentioned that a 10% increase in water, gas, and insurance costs has significantly impacted the maintenance budget. He apologized for the oversight in the provided materials and expressed his intention to include this item in the next meeting's agenda.

**5. Park Vista's Income/Net Worth Thresholds for Tenancy. (Neil Cadman)**

- Neil reported that the income threshold for qualified tenants is set at a maximum \$45,000 for one-person households and \$50,000 for two-person households.
- Paul asked whether the amounts should be adjusted. Neil responded that he would analyze the waiting list and provide feedback based on his findings.
- Neil stated that he contacted everyone currently on the waiting list, which consisted of approximately 90 inquiries. One tenant had removed themselves from the list, 40 individuals expressed concerns about the rising costs of living at Park Vista but chose to remain on the list, and 30 tenants indicated that it was still affordable for them.
- Tim asked about the longest duration someone had been on the waiting list. Neil replied that the longest was about four years.
- Neil asked about the actions of the income threshold. Paul suggested keeping the remaining income threshold the same.

Paul Lanyi motion and Denise Fressenbecker second, to approve keeping the income/net worth threshold for tenancy. The motion passed 3-0

**D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT**

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

- Michael Allen on behalf of Ryan informed the new service for Candy Cane Lane Park and ride shuttle starting this weekend. The shuttle location will be on the other side of the Club House building beginning December 14<sup>th</sup>, 15<sup>th</sup>, and 16<sup>th</sup> starting at 4:30 to 10:00 pm.

**7. Financial Forecast. (Paul Chung)**

- Paul asked to continue to next month's meeting.

**E. REPORTS – SENIOR CITIZENS HOUSING BOARD**

**8. President's Report**

- Paul stated that he will be absent from the January meeting.
- Paul informed the board that the meeting start time will be at 3:30 pm moving forward.

**F. REPORTS – MANAGEMENT (CADMAN GROUP)**

**11. Management Report**

- None

**ADJOURNMENT:** 7:38 pm

**NEXT MEETING:** Wednesday, January 22, 2025