

PARK LA BREA RESIDENT ASSOCIATION
BOARD MEETING MINUTES
January 12, 2021

This meeting was remotely held over Zoom and was called to order by Susan Ferris at 5:02pm.

Present:

All Five Board Members were present.

Robert Shore
Michael Ann Easton
Angela Gyetvan
Chelle Buffone
Brenda Stone

There were additionally 12 residents in attendance.

Introduction by Susan.

First order of business is addressed, to elect the constitutional officers.

Robert Shore is nominated as new president of the board and is voted in unanimously, agreeing to serve and accept. Motion passes unanimously 5-0.

Susan Ferris turns the meeting over to Robert Shore.

Next in order is Vice President.

Chelle Buffone is nominated by Angela and Brenda but declines at this time. Angela Gyetvan then nominates herself and is voted in unanimously. Angela agrees to serve and accept the position of Vice President. Motion passes unanimously 5-0.

Chelle Buffone is nominated to remain Treasurer. There are no other nominations and she is voted in unanimously and accepts the position of treasurer. Action passes unanimously 5-0.

Brenda Strong is nominated for the position of secretary but declines. Chelle Buffone is nominated by Michael Ann Easton but declines as well.

Michael Ann Easton nominates herself as secretary which Chelle seconds, agreeing to the position of secretary with help “as needed.” All are in favor of Michael taking on the position of secretary and the motion passes unanimously 5-0.

All constitutional offices have been unanimously elected.

Bob offers a motion that PLBRA formally thank Susan Ferris for her work over the past year. Chelle seconds that motion. Unanimously passes for formal goodbye 5-0.

Susan gives farewell speech and lets everyone know that she will help with the transition.

PLBRA formally thanks Susan Ferris for her service for the past year and she departs from the meeting at 5:22 p.m.

Michael discusses position of Vice President of Community Relations, which she sees as the Board’s ambassador to the community. The position was created last year and she wishes to extend it into 2021. Michael nominates herself for this position and Brenda seconds the motion if it comes to pass for 2021.

Bob moves to continue this position as is, however stating that if it were to be made a constitutional position, that would require a bylaw change. This passes 4-0 (Angela was not present to vote).

Michael nominates herself for this position and Bob seconds it. Michael is appointed to the position 4-0 (Angela is not present) and accepts. Michael is the Vice President of Community Relations.

Bob moves to amend the Bylaws in accordance with a document he had circulated. The motion is seconded by Michael.

These Bylaw amendments would:

Formalize the ability to hold meetings electronically, since now the meetings are only supposed to be held at the PLBRA office in Tower 39, which has always been too small (the Governor’s emergency proclamation allowing for holding meetings has affected that).

Board should be able to set future meetings near or reasonably near Park La Brea, such as at the Activities Center or the Theater.

The Bylaw change regarding directors would allow directors who have missed three consecutive meetings notice and an opportunity to be heard before a vote is held to remove them from the board.

Would clear up the following ambiguity in the current Bylaws: Language around officers having two-year terms would clarify that if an officer leaves the position or is removed by the Board, the new officer remaining would then complete the remainder of the existing two-year term.

Michael wants to discuss changing two-year terms to one-year terms. (This will require further discussion. Angela suggests deferring the discussion of term limits to a later meeting.)

The motion to adopt Bylaw amendments as circulated in document is approved 4-1, with Michael in opposition. Motion passes.

Park La Brea resident Jeff Eisenstadt makes a request that Bob explain the Bylaw revisions.

The Bylaws in question are explained by Bob.

They do three things that will be under review:

#1 Formalize ability for remote meetings (rather than in person). They could be held somewhere more accessible and larger than the small office in tower 39. Allows board to set physical meeting space of other possible options (eg. Activities Center or PLB Theater) with reasonable accessibility.

#2 Directors missing three consecutive meetings can be removed by Board vote. The amendment would give such directors notice and an opportunity to be heard before a vote on removal.

#3 Officers currently have two-year terms. Michael suggested changing this from two years to one year. Angela agreed that this proposal is worthy of a discussion to revisit term limits at another meeting.

Revised bylaw will be added to the Agenda by Michael at the next meeting.

IN ADDITION TO THE AGENDA:

Angela, Bob, and Jon Neustadter are meeting with a staff member from the office of Nithya Raman January 13. This is a first-time meeting.

Items to be discussed:

#1 Management claims it is not allowed to reveal the tower number of positive COVID tests due to fair housing laws. This has been upsetting to the elderly who live in the towers who have concerns about taking the elevators.

#2 Management is not providing information regarding how the amount of water allocated to common areas is calculated.

Brenda brought up the AirBnB issues. Angela informed her that this had been worked out with the office of David Ryu already last year. In addition, no apartment can be rented out for less than 30 days, and that this rule has now been well established.

Jeff Eisenstadt adds that there are not enough security and safety measures put in for a community of more than \$10,000 and feels that the security guards should be increased and property needs to be monitored more closely. Bob replies that he will “digest” this and can continue the discussion off-line, but that it is not necessarily an issue to take to Nithya’s office right now.

Chelle would like to know “official” rules for management responding to tenant inquiries, and what the protocol should be for tenants suffering economically due to the pandemic. As the moratorium lifts after January, does Nithya’s office have plans for extending this...along with what to do about the renting debts that so many tenants have accumulated since last year.

Bob advised Chelle of the weekly meeting of the Los Angeles Tenants Union, which includes lawyers who are there to help tenants know their rights. And that The Rent Stabilization Code of Enforcement is available through Park La Brea.

Brenda brings up a fire drill that happened without her knowing it was planned. PLB is sending notices in email form only, but not everyone is in

touch technically and she is requesting that flyers also be put out. She also was not aware of an established “plan” in the event of a fire, and feels that there should be one. Michael suggested “safety captains” should be put in place for each block. She will talk to the Fire Department.

Lastly, Michael is asking for bios for all new members of the board, to be put into the next newsletter, as well as new Zoom events with the possibility of a PLB magic show with a magician from the Magic Castle either April 10th/11th or April 17th/18th, with the possible show being scheduled for 2pm. Will discuss at next meeting to provide two months to advertise the event for residents.

Bob wants the Newsletter Committee formalized in the near future.

Bob sets the next meeting for 6:00 p.m. February 2, 2021, via Zoom.

Meeting is adjourned after 1 hour, 14 minutes.