

PARK LA BREA RESIDENT ASSOCIATION
BOARD MEETING MINUTES
APRIL 6, 2021

THIS MEETING WAS HELD REMOTELY OVER ZOOM

PRESENT:

FIVE Board Members were present:

Robert/Bob Shore
Angela Gyetvan
Michael Ann Easton
Chelle Buffone
Brenda Stone

Secretary Madison Charap was present.

Tabatha Yelós, Field Manager for mid-city from Councilmember Nithya Raman's office was also in attendance, as were a number of residents.

6:05 Meeting called to order by Bob Shore

Bob moves to approve the January and February Minutes, which Michael seconds. The motion passes unanimously.

Tabatha Yelós begins with some updates.

UPDATES:

An Emergency Rental Assistance Program has been put into place by the city of Los Angeles on April 1st and is a state program as well, although LA residents only qualify for the city program.

They suggest everyone check out [HCID.org](https://www.hcid.org) to obtain more information. It is a rental forgiveness program in which the state pays a portion and 20% of the rent is forgiven, as long as the landlord opts into the program. AMI and total household income are taken into consideration. Applications close April 30th. Everyone is urged to apply and funds will be awarded on a lottery basis, but earlier applicants will have a better chance.

There are also 470 grants being awarded at \$10,000 each. Visit [LACovidfund.org](https://www.lacovidfund.org) for info.

Google is opening up webinars for small businesses.

FEMA is reimbursing fees for COVID-related funerals, up to \$7000.

An additional program is mentioned for people who need help covering security deposits through the "Problem Solving Unit" of LA Homeless Services, but an intake would be necessary.

The shelter at Pan Pacific is closing in 2 months (an extension from March 31st). Other housing "Road Map Teams" are seeking more resources and more sites where servicing centers for the homeless can be set up.

At this point Arno Hahn (in attendance) reports having seen some homeless individuals foraging through the Park La Brea recycling bins and laundry rooms. Jeff Eissenstat (also in attendance) states that there are some homeless individuals living on the roofs of some of the Park La Brea towers, and that Management is not addressing the issue. He hopes that Councilmember Raman's office might get more involved.

Tabatha's police contact, Anna Schube, followed up about the homicide that happened within Park La Brea a few weeks ago, revealing that it had been drug related. Anna has expressed interest in being a liaison to Park La Brea and Tabatha suggested that we "can feel free to reach out to her" to invite her to attend one of our future meetings.

Tabatha leaves meeting.

LAUNDRY ROOM OPERATIONS

Angela wants to discuss some of the complaints she is getting concerning the laundry facilities. A third-party company has created an app for loading cards with payments and would like to look into getting these readers installed (which could be optional, and not necessarily replacing the card system completely). The CEO of WASH may be willing to pursue it.

Angela also mentions that Park La Brea has been inconsistent with updating laundry facilities in the towers, starting and stopping and starting again and is a long-term plan.

Arno said washer - dryer used to be \$150 if put in unit, but that living space is sacrificed in exchange for it.

Bob suggests the issue (of the app) be introduced in next month's newsletter, to

see what response we get. Angela will continue to collect feedback from residents as well in the interim.

Angela also got an email for a new charge on statements under RUBS (ratio utility billing system) and would like to ask Park La Brea how these charges are being calculated.

Esther Eastman (in attendance at the meeting) never had additional utility charges before. She has paid \$9 a month for 40 years, and it has recently jumped to \$50. It might be helpful to work with her account rep to find out more information and will also be discussed with her further off line.

ELEVATOR PROBLEMS

The elevators continue to break down and the fire department gets called in on the weekends. Park La Brea has brought in consultants so there is some traction on this issue.

Michael explains that there is a lack of workers presently available. The reduction of ABLE Maintenance staff has led to some deterioration of the grounds.

Arno shared that Park La Brea has an elevator consultant that does not do physical repairs. In 2015 or 2016, 9 elevators were done by Shindler but the following were done by TKE. In previous years Chris Scroggins and Harry Helman had wanted to install a 3rd elevator in every building, and that the shaft is "grandfathered." Arno will follow up with them for more information.

ADDITIONAL GRIEVANCES

Carol Robins (in attendance and first time at a PLB meeting) wanted to mention that one day two workmen showed up in her apartment unannounced at 11:30pm to change a fire extinguisher. She had not put in a work order for that service. Additionally the other day, she was in the shower and came out wearing a towel, to find two male workers in her apartment to "tear down a wall." It was at 8:30am and they did not announce they were entering. She also has a NPTE. Her main issue at this point is that she would like to "put it on record somewhere, that if I were to have a heart attack (from the shock) it would be on record what happened."

Jeff Eissenstat advised her to speak with ABLE's manager, who is extremely helpful. They are only permitted to enter if they "sense an emergency." Michael gives out her email for Carol to follow up.

MAGIC SHOW

Bob moves to formally change the date to May 15th. Michael seconds. There's no discussion it carries unanimously. Waiting for response from newsletter. Michael would like emails to be done closer to the date.

TREASURER'S REPORT

Chelle is still gathering insurance quotes but was unable to get 3rd quote. Others were \$1200-1300 to \$1700 with Travelers much better. Trying to keep up with a viable, sustainable place with our finances, but if they are not able to be sustained, the possibility of creating a fund raiser may be a necessary step. Right now, money is coming mainly from ads and donations are helping. Both provide more revenue than current membership dues. Also wondering about possibility of lawyers partnering with us, as a 501(c)(4) organization "so that we can make sure we are legally 100% compliant and don't miss any opportunities."

Other housekeeping: Chelle stated that the taxes have been filed and accepted by IRS.

The Paypal check never came, so a stop payment was issued so that the funds are now available. She has reached out to Bernie to transfer the funds into our account.

Chelle is hopeful that by next month, \$250 could possibly be invested to help with what can and can't be done to remain compliant.

Bob mentions that Governor Newsom has announced tentative plans to fully reopen the State by June 15th. There is the possibility that once movies are shown there may be more Ads published for the newsletter.

MISC

Madison and Michael discussed conditions not being held up to code in terms of rent stabilization. With tenants reporting to the service department any physical sanding and repainting on premises, there may be issues of lead leakage from old paint, and the uncertainty of if ABLE maintenance can safely handle working with hazardous materials.

Also the need for creating more ramps for the handicapped came up. And Arno mentioned that asbestos within some ceiling areas may also still be an issue.

The next meeting is set for Tuesday May 4th at 6 pm

Bob moves to adjourn this evening's meeting. Brenda seconds. The motion

passes unanimously.

Meeting adjourned at 7:19 pm