



## August 2023 Membership and Board Meeting Agenda

Tuesday, Aug 1, 2023

7:00 pm

Park La Brea Theatre/ Simulcast on Zoom: Zoom Meeting ID: 858 215 9044 or click [HERE](#)

1. Greeting and Meeting Opening
  - a. Called to order at: 7:06pm
  - b. Members Present: Bob, Angela, Tobi, Nicole, Walter, Angie, Ramiro, Chelle (arrived late)
  - c. Members Absent: Mike
  - d. Approve July 6th Minutes. Motioned by Angela, Seconded by Tobi. Motion passed 5-0 (Angie and Walter abstained)- motion approved
  
2. Current Issues:
  - a. Status of smoke-free move
    - i. Can PLB management clarify the Non-smoking addendum. The addendum didn't mention the following per the Community reminder sent on July 20th 2023.

**Regardless** of whether you have signed the non-smoking addendum, please remember that **all** residents must be courteous to one another. This means that you must make sure that any smoke generated does not adversely impact your neighbors.
    - ii. [Angela will get a formal response](#)
  - b. Update on PLB financing and ADU's
    - i. Interview with ARyn in the Sep Newsletter
    - ii. Aryn to attend October Meeting to answer questions and hear concerns
  - c. Can PLB Management please clarify this statement in their July 20th memo: *Please reduce noise levels after 10 pm and consider that the noise is not excessive at any time of the day.*
    - i. Examples include but are not limited to: *Incessant dog barking, loud music, throwing items against the wall , stomp walking and disturbing your downstairs neighbors, doing ollies on your skateboard*
    - ii. [Angela will get a formal response](#)
  - d. Dog waste. Residents are not picking up after their dogs.
  - e. TRAFFIC: Speeding cars ignoring speed limit and stop signs. Skateboarders and scooters taking over the streets going against traffic or slowing down traffic.
  
3. Guest Speaker Updates, possibly including: NONE
  - a. Katy Young Yaroslavsky, CD 5- Michelle Forbes
  - b. Daniel Park, Supervisor Holly J. Mitchell's office-
  - c. Academy Museum – Eden Bui (or colleague)
  
4. Appoint a New Treasurer
  - a. Walter needed to decline

- b. New nomination: Angie White: motioned by Bob. Seconded by Nicole. Motion passed 7-0. Angie accepted.
5. Guest Speaker: USG on-site Director Dora Magana (15 min)
- a. What training does patrol does receive to take statements from non-Native English speakers.
    - i. Some patrol are bilingual, they can also rely on family members or use Google Translate to ensure they get everything documented
  - b. Can patrol send e-blasts to send key messages to residents and send reminders.
    - i. Yes, they have started this and will continue to do so; including duties and contact information of essential phone numbers. You can also contact Dora in the administration building
  - c. How does Patrol work with management on issues such as smoke permeating other units?
    - i. One dilemma is that smoke does travel and having video or photos to help document the report strengthens the case. Also please contact quickly so they can arrive more quickly and try to identify the offender
  - d. Status of guests on permanent passes, has this changed? There is a crackdown on Air BnBs and other unauthorized guests and the guest list helps with this. Residents can contact the office to add a guest for up to two weeks including parking. For recurring guests such care providers, the default is two weeks. If you need an exception, please contact [plbservice@parklabrea.com](mailto:plbservice@parklabrea.com). They can approve extensions and then they will notify Patrol
  - e. Concern that patrol sometimes take an hour to answer the phone.
    - i. Suggestion is to call as early as possible. You can also send an email: . They will also follow up on the issue of “permanent guests”
    - ii. [parklabreadispatch@usg.org](mailto:parklabreadispatch@usg.org)
    - iii. [dmagana@usg.org](mailto:dmagana@usg.org) to contact Dora immediately
  - f. Recent enforcement of towing with the 96 hour rule.
    - i. Patrol will enforce the current rules. That being said, Patrol is not enforcing this rule as they await Management to lift the 96 hour rule in the coming days.
    - ii. They are enforcing the 30-minute zones between 7am-10pm
    - iii. They are also towing cars which are abandoned or do not have passes or decals
  - g. Towing cars when someone is out of town: example: A month-long fee was \$2000 and they damaged the car to break into the car, including food in the car after a resident was told her car could be left there. (She had a decal sticker). How can this be avoided in the future and does she have recourse?
    - i. Aryn told this resident that she did everything she needed to do and wants this resident to speak to management for next steps to assist her
    - ii. Appeal form in Tower 47 with response within 72 hours or come see her in the front office
  - h. Those that move during the pandemic didn't get documents/print outs so they may not be aware of issues
  - i. Why isn't the pet policy being enforced?
    - i. Security is conducting an audit and registering pets who are unregistered
    - ii. See something- say something. Feel free to report concerns
  - j. Why does Patrol take 30-60 minutes to respond?
    - i. There is no standard time frame since every day is different but the goal is always to respond “as soon as possible” but with a community of this size it can take some time.
  - k. For emergencies, please call LAPD first.

- l. USG will follow up with Management about replacing the old parking structure gates and consider new cameras.
- m. Tower Directory in Tower 34 is broken- when a directory phone freezes, please email the service department and Alice will have Kastle come fix it
- n. What is considered a reasonable response time to service repairs and requests
  - i. Emergencies are handled first. 3 days is the target timeline. In high times like now with AC repairs, etc- they will do their best to tackle smaller requests while prioritizing safety issues. Email is the best strategy: [plbservice@parklabrea.com](mailto:plbservice@parklabrea.com)
- o. Speeding-
  - i. Please report and take photos as best as you can: See Something-Say Something
- p. Guard Gates being left open so people can just enter. What happened to enhanced security.
  - i. There are 3 manned gates with live guards. If a guard gate is left open please report to Dora directly. She will follow up and audit as well.
- q. Cameras in the parking garages
  - i. USG is taking this back to management to share this request for cameras in the garages
- r. Amount of visibility of patrol on site- can they actively surveil more?
- s. Members can send further questions to: [questions@plbra.org](mailto:questions@plbra.org) and PLBRA will get answers and reply

6. Committee Updates:

- a. Communications Committee:
  - i. Newsletter Timeline:

Print Month	Content & Ads Due	Print to Kay	Delivery
September	August 13th	August 23rd	September 2nd

- b. Community Services
  - i. Vote to purchase a pool water kit and test the pool water-
    - 1. Tabled because Tobi will test the water tomorrow
  - ii. Update on pool/gym ongoing issues
    - 1. Suggestions from members continue to center on the gym showers being unkept; the swim lanes are limited to 20 minutes so people are cheating- (can this move to 30); Gym door attendants are not engaged, on their phones and not servicing the guests or equipment.
    - 2. Concern about AirBnb and non-residents using the pool. Can the roster be purged?
    - 3. Are chlorine levels in the salt water pool in compliance? How can this be communicated?
    - 4. Senior discounts - can these be instituted since there are rates for children?
      - a. The child fee is reduced since they must be accompanied by an adult member and cannot be a stand alone member
    - 5. Adult swim time- can the adult only times be reinstated?
      - a. When this issue was raised, management is willing to survey residents to see if this is possible.
      - b. Aryn agrees that a survey monkey needs to be done and collaborated. She will work with Chelle and Tobi on the questions to also engage on concerns and seek recommendations
      - c. Construction timeline for pool resurfacing

- i. PLBRA will follow up
      - ii. Feedback over the pool temperature is key
    - d. Prorated membership price during construction?
      - i. This is being pursued and Chelle will follow up
    - e. Reminder that to give a pause there is a 6-month commitment and you have to give notice more than 30 days in advance and you will be charged a fee when you rejoin.
  - 6. Fobs are going to all family members in your household
  - 7. People are upset that the Activities Center has been closed due to gym expansion but nothing has happened and it was a key hub for residents.
- c. Security Committee
  - i. Walter has contacted our Police Community Officer re obtaining incident information for the PLB area as much of it is public record. He has not heard back yet but will follow up
  - ii. Issue of entry gates is critical and valid.
- d. Movie Committee
  - i. Grease singalong was a success! Over 30 people in attendance & 5 new email signups.
  - ii. Next movie is August 3rd and will be Jaws (1975). We're gonna need a bigger theater.
- e. Strategy Committee
  - i. Met last week to create strategy document for PLBRA. [Draft document available here.](#)
7. President's report
- a. Action item – Endorse Justice for Renters Act (November 2024 initiative)
    - i. This does not apply to PLB since we are rent controlled, but it may apply to ADUs if they are built on property
    - ii. Bob moves that PLBRA endorse the Justice for Renters Act. Seconded by Ramiro.
      - 1. Question- what does this include: Cities will be able to pass their own rent control rules
      - 2. Motion passed 6-0-1. Angela abstained
  - b. Update re potential Town Hall with Mayor Bass.
    - i. Bob is still in talks with her office to make this happen
  - c. Helping eviction defendants help themselves.
    - i. August 1st is the deadline for certain types of back rent of pandemic rent debt to be paid
    - ii. New tool for residents to advocate and help themselves.
    - iii. Action item – Motion to thank Management for deploying Patrol outside Hancock Park Elementary in the wake of the tragic accident.
    - iv. Motioned by Bob. Seconded by Chelle
    - v. Motion passed 8-0
    - vi. Aryn is still pushing them to review and provide more long term and effective solutions.
  - d. MidCity West Update: Bob and Ramiro are both on committees to address renters rights and concerns around homelessness. If a member would like to serve as a stakeholder member on one of these committees, let Bob know.
8. Vice President's Report
- a. Short film festival update - I got a list of movies we could ask for to screen at the PLBRA theater. More to come on programming! Slow progress is underway as key players are away until October but this event is on deck.
  - b. Reminder to all guests tonight, any of you can join PLBRA committees too!

9. Treasurer's Report

- a. tabled

10. Secretary's Report

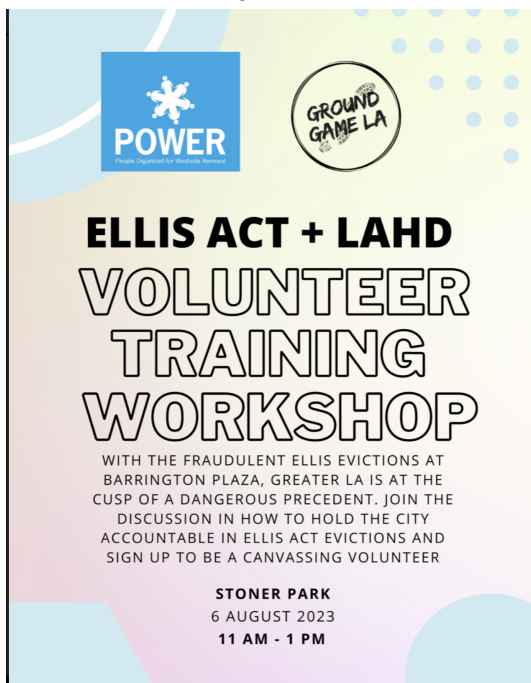
- a. Membership Update-
  - i. 116 paid members- now tracking new members via GiveButter
- b. View all upcoming meeting dates [HERE](#)
- c. Health Fair idea to be discussed at September meeting

11. CFO Report (Fundraising)

- a. [Fundraising Pitch Doc v.1 completed](#) and shared with first prospect.
- b. Sharing with target list this month.
- c. Goal for 2023 is \$20K

12. Public Comment by PLBRA Members and Guests

- a. Allison: Tower 48 resident. They both have memberships. How does a guest work if they want to use a resident pass without the resident being with them. Rudely sent away and told they were "cheating the system". Didn't understand the rules around members v. guests. Can residents get a couple of guest passes per timeline and what is the \$25 fee for without guards, towels, food, drink, etc
  - i. Chelle summarized guest pass history and issues and will follow up with some of these other questions.
- b. Randi Vaughn- when will the water fountains all work properly? Common answer is "we are working on it". Primarily the handicapped water fountain at the pool and outside the gym.
- c. Lead Tenant Organizer Fernanda Sanchez of Power- she wants to provide support around evictions with the moratorium lifting today. Workshop Sunday at 11am, focused on the Ellis Act evictions at Barrington Plaza. Email [fernandas@power-la.org](mailto:fernandas@power-la.org)



- d. Jeffrey. Tower 47.
  - i. Enhanced security system has raised thresholds and doors won't close.

- ii. Basement doors are propped open all day and all night. - is this intention for handicapped individuals or others, etc?

13. Good of the Order shared by PLBRA Officers

- a. Next Meeting- September 5th on Zoom

14. Adjourn: Chelle motioned. Nicole seconded. Meeting adjourned at 8:24pm