



December 2024 Membership and Board Meeting Agenda
Thursday December 12th, 2024
7:00 pm in the PLB Theatre

1. Greeting and Meeting Opening
 - a. Called to order at: 7:02pm
 - b. Members Present: Bob, Angela, Nicole, Holly, John, Chelle, Tobi
 - c. Members Absent: Ashley, Henry, Walter
 - d. Approve November Minutes
 - i. Nicole moved, Chelle seconded. Minutes adopted 7-0

2. Current Issues:
 - a. Panera PLBRA fundraiser 12/16 4-8pm
 - Love to have anyone who can join. Holly will be there. Can also order online. 30% donated to PLBRA
 - b. Landscaping is still poor - Holly
 - i. Nicole and Ashley have also reported concerns but no tangible improvement
 - ii. Angela has seen horrible trash w/ human waste
 - iii. Maintenance is part of our rent
 - iv. Water still off for most grounds due to shift now from well to waterline due to well odor
 - v. Management won't listen unless until we get a critical mass to join PLBRA and/or complain directly to management
 - c. 12/3 PLUM TVC - Holly
 - i. TVC expansion project passed the planning committee and now goes to the full City Council for a vote to approve- Nicole requested Bob and Holly get a flyer out asap
 - d. Meet and Greet with Hackman Group- Holly
 - i. Postponed to January 8th via Zoom- will get a flyer out asap
 - e. BILT portal rollout - Angela
 - i. A resident shared that the fine print of BILT is very intrusive.
 - ii. Residents have shared that they were told paying by check will be phased out
 - iii. Accounting department only notified when residents found out
 - iv. Concern BILT has the ability to alter the lease and prevent class action and it is tied to Real Page
 - v. Mike asked PLBRA to join the lawsuit on behalf of PLB residents
 - vi. Holly and Angela suggested we make online reports to AG and City Attorney,
 - vii. Bob added to reach out to City Council, and State Assembly
 - viii. Mike will file a formal complaint
 - ix. Bob suggested we organize a collective action for everyone pay on February 5th as a form of protest
 - x. May be able to add guests and make service requests on the app in the future- Ask Aryn for this timeline

3. Guest Speaker Updates, possibly including: TABLED
 - a. Asm. Rick Chavez-Zbur, AD 51-
 - b. Katy Young Yaroslavsky, CD 5- Michelle Flores
 - c. Daniel Park, Supervisor Holly J. Mitchell's office -
 - d. Academy Museum – Eden Bui (or colleague)-

4. Committee Updates:

a. Communications Committee:

i. Social media:

The screenshot shows a 'Page Overview' for a social media page with 433 followers. A blue button labeled 'Create a post' is visible. The statistics for the last 28 days are as follows:

Metric	Value
Post reach	576
Post Engagement	43
New Page likes	4
New followers	5

ii. Newsletter Timeline:

Print Month	Content & Ads Due	Print to Kay	Delivery
March	February 12th	February 19th	March 1st

- Nicole motioned to use the mail slots for garden homes instead of on the stoop; Holly seconded. Discussion: Walking Man confirmed he can and will use the mail slots; Bob shared less trash and gets inside; Donald advocated yes for safety. Motion passed 7-0

b. Community Services

i. Gym/Pool Updates:

1. Chelle worked with Jhe on some repairs and concerns on pool temp
2. Tobi and Chelle will try again for pool-only memberships

ii. Activities/ Health and well being of our park la brea seniors/Teenagers

1. Tobi wants to spearhead activities and wellness for seniors or teens in the new year
 - a. Wallace Annenburg Center and Senior Center at Pan Pacific Park have a lot of services if people can arrange transportation to get there
 - b. Jewish Family Service moved their programming to Fairfax & Beverly

c. Security Committee

- i. As reported through Crimemapping.com there were break-ins into autos last week in PLB:
 1. 400 S. Ogden; 400 Curson; 400 S Fuller

- ii. These incidents may have involved catalytic converter thefts or objects left in cars. Two incidents happened during the afternoon and one at 9:30 PM as reported. Exactly when they occurred I think might differ. I have no idea whether the "perps" were walking or driving. I would think for their own "security" they would probably have been driving through the complex

d. Movie Committee

- i. Movies postponed until January, will restart in 2025.

5. President's report

- a. Thoughts about endorsement process for 2026 elections
 - i. Asking new board to consider endorsing earlier in the election cycle so that there is more reach and impact
- b. Katy Yaroslavsky will be our guest at the Annual Meeting
 - i. January 12th at 2pm- Q&A will be moderated. Send questions to secretary@plbra.org
- c. Status of possible Town Hall with Mayor Bass
 - i. Mayor expressed strong verbal interest but we haven't seen follow through from her staff yet
- d. Town Hall with Michael Hackman re TVC
 - i. January 8th via Zoom
- e. Status of Utility Pass-Through Transparency
 - i. Being slow walked but new Council may be more motivated to complete and vote
- f. Proposed Bylaw amendment (ACTION ITEM)
 - i. Bob motioned to adopt the amended ByLaws as shared in advance to include that all Board members are required to have and use a private access email; Holly seconded. Discussion: should text be included? Not as critical.
 - ii. Motion adopted 7-0
- g. Thoughts on upcoming PLBRA elections
 - i. Bob shared concerns that he feels that candidate Donald Harris should not be elected since Bob felt that when he was an officer he behaved in incorrect conduct and that he is not sure he can serve alongside Donald if he was elected
 - ii. Chelle stated that she disagrees with Bob's position and appreciated his help when she was a new treasurer. Tobi concurred.
 - iii. Nicole stated that she is not comfortable being alone with him and that Donald publicly shames female members, demeans women, and oversteps his role
 - iv. Angela shared that she will not serve alongside him, had to re-key the door, and change bank access -
 - v. Holly shared she is concerned about past practices of the Board on spending and is uncomfortable with his demeanor and will also resign if he is elected.

6. Vice President's Report

- a. Maternity Leave - unavailable & will be missing January but hope to slowly reintegrate come February

7. Treasurer's Report-

- a. Time to fundraise! - The current Board will not accept funds from Management so that we do not move backward and return to the position of the former Board that pandered to management.

b. [Balance Sheet here](#)

8. Secretary's Report

- a. Membership Update-
 - i. 135 current members for 2024
- b. Membership Renewal Campaign update- 62 have renewed so far
- c. 2025 Meeting Dates
 - i. Tuesdays is the first choice; Thursdays are second choice
- d. Election 2025 Update
 - i. Final Voter Roster Date: December 13th, 2024
 - ii. Board Interest to Run Date: December 13th to Nicole via email: secretary@plbra.org
 - iii. Board Candidate Zoom Meet and Greet Date: January 9th at 7pm
 - iv. Annual Meeting Date: January 12th at 2pm at the theatre
 - v. Inspector of Elections
 1. Re-hire Bruce or find a pro bono alternate. Chelle shared her lead did not work out.
 2. Move to allocate an amount not to exceed \$1,000 to rehire Bruce Altshuler as the Inspector of Elections; Nicole seconded. John asked if you need experience and he was willing but doesn't have experience. John will consider to shadow. Motion adopted 4-0-2 with Chelle and Tobi abstained.
- e. View all upcoming meeting dates [HERE](#)

9. Public Comment by PLBRA Members and Guests

- a. Donald Harris: shared he believes in Democracy and wants to let the voters decide. He shared he differs in approach and views that the current president and leaves it to the voters. He pledged to run and if he loses he may run again in 2026.
- b. Question about how to report smokers and whether Parcel Pending is up and running
- c. Question about how to pay rent without including utilities and Angela shared that you must indicate that in writing that you want the full amount you are paying to only go towards Rent and not utilities.
- d. Adeene shared that Medicare/Medicaid Advantage can pay \$25 of the membership cost and the resident pays the balance. Chelle@plbra.org asked to follow up

10. Good of the Order shared by PLBRA Officers

- a. Next Meeting: January 12th in person at 2pm- ELECTION DAY

11. Adjourn: motioned by Nicole, Angela seconded. Meeting adjourned 6-0 at 8:29pm