

December 2025 Membership and Board Meeting Agenda  
Tuesday, December 2, 2025  
7:00 pm via Zoom



Bimonthly Board Residents' Concerns Model

1. Greeting and Meeting Opening
  - a. Called to order at: 7:03pm
  - b. Members Present: Bob, Ashley, Nicole, Tobi, Henry, Dan
  - c. Members ABsent: Walter, Holly
  - d. Others- Chelle Buffone Resignation- moved out of Park La Brea
  - e. Approve November meeting minutes
    - i. Nicole moved, Ashley seconded. Agenda passed 5-0, Dan abstained
2. Guest Speaker Updates, possibly including: **None**
  - 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)-
3. Current Issues from Residents' Concerns
  - a. During the three-hour blackout the emergency lights did not come on in multiple towers, both the hallway and stairway emergency lights failed. It was pitch black. Those lights are supposed to be battery powered, right? Dan called our local Fire Station on Third. The man who answered said he'd talk to Deandre
    - i. Unsure of cause of outage and the emergency lights were out- Bob will follow up with Stacy
  - b. LIV, rent payment, eviction notices, general harassment to get money
4. Committee Updates: **Limited to 3 minutes of discussion per committee**
  - a. Community Services Committee-
    - i. Update on gym improvements (Chelle)
      1. Gym finally updated Cardio equipment and TV channel updates
    - ii. Update on Community Room
      1. Mold abatement is complete and repairs are underway. Hoping to open in January
      2. Donated furniture in process
      3. Dan suggestion an Art workspace
      4. Must be supervised by PLBRA at all times- not open to the public
      5. Unclear still on insurance coverage- still waiting on management
  - b. Communications Committee:
    - i. Do we receive mail here, if so, who takes care of it?- No There is no mailbox- Bob will ask management again  
PLBRA Office  
Tower 34 Basement  
386 S. Burnside Avenue

Los Angeles, CA 90036

- ii. Call for newsletter content to be sent out tomorrow. Deadline for content is next Friday, 12/12
    1. Board members can add content [HERE](#).
  - iii. PLBRA website upgrade?
  - c. Security & Safety Committee- tabled
  - d. Candidate Information Committee-
    - i. Who wants to serve on the planning committee for the April 26th Event
      1. Bob, Nicole, Tobi, Ashley, Dan
  - e. Member & Community Engagement Committee-
    - i. Hazardous Waist Table event from Bob and Dan
  - f. Fundraising/Strategy Committee- Tabled
  - g. Movies Committee
    - i. Its a Wonderful Life- Dec 4th
    - ii. Muppets Christmas Carol- 18th
  - h. Renters Rights Committee
    - i. See 5B
    - ii. Many long-term residents received a sewer bill that was in error- Bob collaborated with Stacy to get these reversed but paper notifications need to go to non-BILT users
  - i. Senior Citizens Committee
    - i. Waiting for room to re-open
5. President's report
- a. Asbestos update
    - i. Some abatement confirmed- testing and next steps murky- Elaine and Bob will lead both advocacy and media alerts to raise awareness
  - b. Rent control update
    - i. City Council took the first step toward approving an overhaul of the City's rent-control ordinance. We supported a reduction in allowable rent increases from the current 3-8%, plus a 1% bump per utility (up to an additional 2%), based on 100% of the inflation rate, to 0-3% with no bump for utilities, based on 60% of the inflation rate. That proposal is what passed the Housing Committee. City Council gave preliminary approval to a reduction to 1-4%, with no bump for utilities, based on 90% of the inflation rate. Councilwoman Yaroslavsky voted in favor of each departure from the Housing Committee's proposal, including one that did not pass.
    - ii. LA Times: [In historic vote, L.A. caps rent increases for rent-stabilized apartments at 4%](#)
6. Vice President's Report
- a. First meeting with Stacy went so well!
    1. **Water**
      - **RUBS:**
        - Stacy will review what information the accounting teams (located at different sites) can provide.
      - **Property Walk:**
        - Scheduled for Wednesday nights.
        - Deandre Massey will accompany the team
      - **CAD / Pass-through Percentage:**
        - Error calculations are already factored in.

- Stacy will gather and share additional details.
- **Tree Trimming:**
  - Trees along the outer boundary are city-owned (Fairfax).

**2. Theft**

- **Primary Issue:**
  - Most theft incidents are from nearby neighbors.
- **Package Security / Parcel Pending:**
  - Encourage residents to sign up or opt in to Parcel Pending.
- **If Theft Occurs:**
  - Residents **MUST** file a police report.
  - Property has camera footage available to support investigations.
  - Required info from residents: photo of the package, delivery date, and timestamp.
    - If no delivery photo exists, next steps can be determined by the team.

**3. Parking Passes**

- **Main Contact:**
  - Dora remains the point of contact; reach out to her directly.
- **Guest Registration:**
  - Email dispatch with the *unit code in the subject line* at: **parklabreadispatch@usg.org**  
A confirmation email will be sent once processed.

**7. Treasurer's Report-**

- a. November Opening Balance: \$7,063.48
- b. November Closing Balance: \$7,336.41
- c.

Member Dues	\$450.00
Google Suite	-\$100.80
Mailchimp	-\$57.75
Zoom	-\$18.52
<b>NET CHANGE</b>	<b>\$272.93</b>

- d. Trial Balance for EOY: \$7,542.09
  - i. Based on usual monthly charges (Zoom, Google, Mailchimp)
  - ii. \$370 additional Givebuttr payments withdrawn today

**8. Secretary's Report**

- a. Affirmation of Board Member Resignation effective Nov 26th
- b. Membership Update-
  - i. 123 current members for 2025; 39 renewed for 2026 - - lower than usual
- c. Review of goals for 2025:
  - i. Three years of similar behavior with only losses
  - ii. Increase membership- Ended 2024 with 135 members, ending 2025 with 123 members.
    - 1. **Loss of 12 members/no gain**
  - iii. Fundraising- Began Jan 2025 with \$8500. As of December we have \$7500, \$11,900 after reconciliation.
    - 1. **2025 loss of \$3500/ no gain- including some membership renewals for 2026**
  - iv. Management Comms- overall still positive- delays on Stacy

- v. Community Engagement- events continue to grow, movies restored, community room stalled out due to mold
- d. Membership Renewal Season continues-
- e. Annual Meeting and Membership Election of Board Officers for 2026 is Jan 11th at 2pm
- f. Nominations for Board Officers now open. To run for election/re-election, notify [secretary@plbra.org](mailto:secretary@plbra.org)
- g. 9 confirmed candidates for 2026
- h. Elections Inspector: Nicole motioned to select Bruce Altshuler, Bob seconded. Dan asked what the requirements are. Donald Harris shared that challenges have occurred.
  - i. Motion passed- 4-0-2 motion passed
- i. View all upcoming meeting dates [HERE](#)

9. CFO Report- tabled

10. Public Comment by PLBRA Members and Guests

- a. Chelle highlighted Katy's visit on Oct 30th and the water charges- Katy pledged to inquire
- b. Elaine raised the issue of dog water bowls allowing festering of mosquitos and pests
- c. Elaine raised the smoking issue, even new tenants and there is little to no enforcement
- d. Donald wanted to confirm the speaker of the annual meeting and times of the April 26th Candidate Forum
- e. Chelle donated a painting from Debbie for the Community Room

11. Good of the Order shared by PLBRA Officers

- a. Next Meeting: Annual Meeting- Jan 11th

12. Adjourn: motioned by: Nicole, Seconded by Dan. vote 6-0. Meeting adjourned at 8:28pm