



Board Meeting Agenda  
Tuesday December 6, 2022  
7:00 pm  
Park La Brea Theatre

1. Greeting and Meeting Opening
  - a. Called to order at:7:04pm
  - b. Members Present: Ramiro, Mark, Bob, Chelle, Tobi, Nicole (7:30pm)
2. Approval of minutes
  - a. November 1st Meeting Minutes
    - i. Motioned by Ramiro, Seconded by Mark. Motion passed 5-0
3. Current Issues:
  - a. Grassy Areas/Dog Allergy Reactions-
    - i. Tobi and Nicole have witnessed dog allergies related to grassy areas. Dog walkers also notice.
      1. Tabled for action suggestions
  - b. Three-Day Notices and cut-off of online payment options (potential action item)
    - i. Documentation of at least 13 residents who have received the eviction notice and 3 residents were removed from portal access to make payments (moratorium ends Jan 31st)
    - ii. Major question on what the recourse is
      1. How can we surveil non-members
      2. Monthly newsletter survey
        - a. Activity Center currently scheduled hours are Sun-Wed 9am-1pm
        - b. Motion (Shore, Levine) to oppose service of Three-Day Notices to pandemic-affected residents and also to oppose cutoff of on-line payment portal to residents who have received a Three-Day Notice passed 5-0
  - c. Request for support to extend eviction moratorium (Guest: Tabatha Yelos + (potential action item)
    - i. Housing Committee considering 3 protections including addition of fellow renters being protected; no eviction if less than \$5000.
    - ii. Tabitha requested that PLBRA take an action
    - iii. Robert Shore motioned to support
      1. Extension of the eviction moratorium

2. Support of the Just Cause Provision
  3. Support of the limitation on eviction for small dollar debts
  4. Support for relocation provisions
- iv. Seconded by Chelle. Motion passed 6-0

d. Updates from PLB Management:

i. Security Staffing

1. Mgt is bidding new security contractors - Allied is bidding, but may not ultimately be the service company.
  - a. There has been a very significant budget increase. (will report % when confirmed)
  - b. Will see more staffers on property and a change in management regardless of whether Allied wins a new contract.
  - c. Staffing will include a supervisor on weekends, and a parking enforcement specialist 8 hours day/7 days per week. as well as someone in charge of inspecting patios.
  - d. There will also be a dedicated trainer.
  - e. Gate checks on entry will be enforced.
  - f. We'll know who the new contractor is in January. but staff will be added over the holidays.
2. Related to this -
  - a. Squatter in storage unit - have removed the items
  - b. Security has not been doing inspections and has been called out.
3. Security and ABM are now inspecting

ii. Non-smoking Lease Status

1. Renewals went active on Oct 1st - New leases Sept. 1st
2. Unfortunately can't force renewals to sign the addendum due to RSO, but it is supplied with every renewal.

iii. Laundry Rooms

1. Almost all done with painting and plumbing upgrades, in garden units; will start towers next.
2. Wanted to do upgrades in a week, but equipment was delayed - 30 to 45 days away from removal and installation of new equipment - will release schedule once confirmed with WASH.
3. New furniture and fixtures will come after.
4. Also adding dog wash stations in "dog block" laundry rooms and installing Wifi in all laundry rooms.

iv. Activities Center/Pool:

1. iCon Fit at PLB
2. Pool Services will be redone in February
- v. Landscaping Watering System
  1. New installations will decrease overall water expenses (In partnership with LADWP)- lowering common area costs only or only resident water expenses
- vi. Dog Poop not getting cleaned up and we need bag stations and trash cans abundant
  1. Memo to neighbors to not litter in the lobbies
- vii. Customer Service: Sylvie is back
  1. New lead: 323-549-5400 New customer service for PLB- direct line

4. Committee Updates:

- a. Digital Services Committee
  1. All systems working as designed
  2. Good meeting last month. Attendees: Mark & Nicole
  3. No meeting in Dec due to holidays. Contact Mark with any DSC-related issues.
- b. Public Relations Committee:
  1. Launched NextDoor and a FaceBook Page
  2. Deadline to run is Dec 9th- encouraging everyone to run
- c. Community Services Committee:
  1. Raising issues of TVs on equipment not working.
  2. Likely wait to upgrade the equipment in alignment with the move
  3. Gym pays for a package

5. Guest Speaker Updates, possibly including:

- a. Senior Lead Officer Schube, LAPD- tabled
- b. Joaquin Macias, CD 5- tabled
- c. Jennifer Harbeck, field rep for CA33 - Ted Lieu - tabled
- d. Daniel Park, Supervisor Holly J. Mitchell's office- tabled

6. President's report

- a. Three-Day Notices – Outreach to government offices.
  - i. Soto stated she will identify a designated prosecutor to elevate this concern to within the City Attorney's office
- b. Three-Day Notices – Presentation to Mid-City West
  - i. Great place to raise concerns.
  - ii. Next meeting is on Zoom Dec 13th
  - iii. Those who have received or no someone who has received notices, please attend and come to the public comment section at the start of the meeting
  - iv. View meeting details at [midcitywest.org](http://midcitywest.org)

- c. Councilmember-elect Yaroslavsky to speak at Annual Meeting
    - i. Jan 8th at 2pm
    - ii. Yaroslavsky has confirmed to attend- 15 min direct comment and 15 min Q&A from the audience
7. Vice President's Report
- a. Fundraising Update
  - b. Newsletter Transition:
    - i. Stepping down from editing/producing - hope we get some good new Board members who are interested - or general RA members!
  - c. Tower Camera Signage
    - i. Have asked Aryn to install signage to alert people in Tower lobbies, mailrooms and laundry rooms that cameras are now live.
    - ii. She agreed that this was a good deterrent and is proceeding.
  - d. #SpeakUp initiative
    - i. Can text our number (it's a Google Voice number) when you see something out of line happening in the neighborhood: 323-577-5828. Use #SpeakUp hashtag and be as detailed as possible and we will route it to PLB. This is NOT for general complaints - it's to help stop package theft, parking issues, trash issues. illegal short-term rentals - all the things that bug us. If we speak up, PLB management will have to follow up, and we can help make residents more responsible for their behavior.
8. Treasurer's Report
- a. Newsletter loses \$2000/month- how can we remedy this? Open ideas
  - b. Oct/Nov P&L, bank balance- tabled
  - c. Liability insurance renewal-
    - i. Currently on our office only, will need to expand to events if we reinstate these
  - d. State form SI-100 filed correctly and accepted
    - i. Statement of Information m for nonprofits
    - ii. Fee: \$25
    - iii. Next filing due 11/23/2024 (bi-annual)
    - iv. Thank you to Col. Harris for assistance
  - e. Mailchimp monthly fee increasing from \$23 to \$26.50 starting Jan 23π
9. Secretary's Report
- a. Membership Report:
    - i. Membership Renewal- 32/141
  - b. PLBRA Board Election Candidate Update
    - i. Deadline to declare is Dec 9th- email Nicole at secretary@plbra.org
    - ii. Options to vote- come vote in person Jan 8th or send a proxy
    - iii. Independent auditor

- c. Election Needs
  - i. Put proxy form on our website
  - ii. Confirm theater rental
  - iii. We need a drop box- Bob will bring the ballot box
  - iv. Nicole to bring member rosters and coordinate with auditor and pens and ballots

10. Public Comment

- a. Pan Pacific Park Ceremonial Swearing in for Katy Young Aroslavsky.
  - i. Sunday Dec 11th at 11am
  - ii. Windows are very old- it is cold
    - 1. Jeff- Vendor quality was poor so project was paused
- b. Nicole and Angela can ask Alice.
  - a. 15 have new windows and 11 have old windows
  - b. One year ago Towers told no new windows
  - c. Sound and temperature quality of new windows is night and day
- c. Compost- garden homes is working; towers is up to dispute
- d. Valet Living- neighbors leaving trash in the hallway; smell; rodents
  - i. Direct concerns to Alice directly
  - ii. Some neighbors uncomfortable to surveil neighbors and report.
    - 1. Can PLB find a way to reduce footprint more efficiently
    - 2. Can PLB surveil neighbors so we don't have to report them ourselves
    - 3. Bob shared he wished management would consult before deciding instead of after
- e. Notice of Order to Comply for Tower 45
  - i. Inspection Notice of Violation
    - 1. Requested Paul Koretz to define this notice Open call for information on what this may be about so that we can ensure accountability and transparency
- f. Need to build community- Concern we had more than 13 people- blatant harassment
  - i. Membership community could grow if we turn to each other to care for one another and build compassion and community
    - 1. State extended Freddie Mac protections to other properties-
    - 2. Did PLB Mgmt show the spirit of safety during COVID
    - 3. We need to organize tenants to make real change
- g. Interest in finishing new window installation in Garden Townhomes (Houghton)
  - i. 15 of 26 blocks have new windows, with excellent results
  - ii. 11 blocks do not (blocks 10, 11, 12, 18, 19, 20, 28, 29, 30, 31,32)
  - iii. Member suggested project halted due to conflict between management and contractor.
  - iv. How can we request project to continue?

11. Good of the Order

12. Adjourn:        motioned by Chelle, seconded by Mark, Passed 5-0 (Tobi left at 8:45pm).  
Meeting adjourned at 8:49 pm