



November 2023 Membership and Board Meeting Agenda
Tuesday, November 7th, 2023
7:00 pm via Zoom: [HERE](#)

1. Greeting and Meeting Opening
 - a. Called to order at: 7pm
 - b. Members Present: Bob, Angela, Angie, Nicole, Tobi, Walter, Mike (arrived at 7:13)
 - c. Members Absent: Chelle, Ramiro
 - d. Approve Oct 5 Minutes- Motion by Walter, Seconded by Tobi. No Discussion. Adopted 6-0
2. Current Issues:
 - a. Upcoming rent increases-
 - i. A motion was introduced to continue the rent freeze on rent-controlled apartments until August 1, 2024. City Council's Housing Committee amended the motion that while increases will begin Feb 1, it will be limited to 4% + 1-2% for gas and electric (this is down from 7%). PLB anticipated rent increase (assuming the motion passes) is 5% (4% + 1% for gas). This will begin February 1, 2024.
 - b. Garden unit patio enforcement-
 - i. PLB Mgmt is now asking long-time residents who made shared space/patio improvements to take them down.
 - ii. Mgmt stated that they initiated enforcement due to complaints so they are trying to enforce the lease- this means that no items could be stored in shared space or on sidewalks.
 - iii. Grievances may not be effective since it is clearly stated in the lease
 - iv. Aryn wants to "meet in the middle" for a solution and negotiate agreements for residents like the example in Block 12.
 - v. Many neighbors have been a nuisance in terms of safety or aesthetics
 - c. Burnside Circle: Food trucks, gazebos, fountain
 - i. Food truck revenue is too low in winter months so they will return in March
 - ii. Gazebos damaged in the storms were budgeted for upgrades so this aesthetic element is up for review on how to recreate a park vibe in that space
 - iii. The fountain cracks are not structural and are scheduled for repair in early 2024 (the fountain is not made out of concrete)
 - d. Parking issues: Escalades/Land Rovers on property
 - i. A resident is allegedly operating a driver service and storing multiple large SUVs on property in general parking
 - ii. PLB Mgmt is now aware and should take quick action
 - e. Adam Schiff constituent outreach - Nov. 14th
3. Guest Speaker Updates, possibly including:

- a. Asm. Rick Chavez-Zbur, AD 51- Joshua Marin-Mora
 - i. Chair of retail theft committee in the assembly- first meeting will occur in December
 - ii. AB3, AB1620 and AB5- all legislation that Zbur advocated for were signed by Newsom
 - iii. Open Enrollment in Covered California is live and open until January 31, 2024
 - iv. Contact Mr. Marin-Mora at joshua.marinM@asm.ca.gov
- b. Katy Young Yaroslavsky, CD 5- Michelle Flores
 - i. Thanks to all who attended the Great Pumpkin Bash
- c. Daniel Park, Supervisor Holly J. Mitchell's office- tabled
- d. Academy Museum – Eden Bui (or colleague)- tabled

4. Committee Updates:

- a. Communications Committee:
 - i. Social media: No updates
 - ii. Newsletter Timeline:

Print Month	Content & Ads Due	Print to Kay	Delivery
December	November 13th	November 23rd**	December 2nd

b. Community Services

- i. Gym/Pool updates/wifi
 1. Jhe retracted that the label is a salt water pool and will remove this language from the web site
 2. The inspector approved the changes and there is now a chain link fence up as opposed to just the hazard tape which was not permissible and the lap pool is open whereas the big pool and jacuzzi are closed.
 3. For those people that would like to have partial reimbursement of their membership costs during the shutdown that will vary person to person based upon what your package is and for further information on that and to get reimbursement contact plb Fitness at: plbfrontdesk@parklabreafitness.com
 4. We expressed that many want the gym hours extended and this is something that they seemed open to and we are going to follow up with them when it gets closer again to the gym reopening.
 5. An email will be sent when the gym is closed.
 6. With regards to the women's locker room renovation this has not been scheduled yet but it is on deck and something that is slated to be completed this year by Prime. There is no definite date. They are working to put it in the budget for 2024. When we get a date I'll be sure to let you know
 7. The Wi-Fi in the gym is now a part of Park La Brea Fitness and they will be overseeing that going forward and are working on it if they have not already completed connecting the Wi-Fi to the treadmills. In addition we spoke with them about getting the Caps put on the TVs above and that is now happening
 8. spoke with the people at Silver Sneakers and unfortunately due to program restrictions they are not allowed to make certain exceptions for private gyms so there is not a work around that we can do with them

- c. Security Committee
 - i. Display and review most recent “Crime Map” for our area: www.Crimemapping.com
 - 1. Limited crime inside PLB but the most common offense is theft of personal items in automobiles
- d. Movie Committee
 - i. Looking for suggestions for next year’s movies! Please email movies@plbra.org with any ideas.
- e. Strategy Committee
 - i. Planning next meeting for after Board election.
- f. Health Fair Committee
 - i. Committee Update:
 - 1. Event March 10th from Noon-3pm
 - 2. Blood Drive
 - 3. Wellness Fair
 - 4. Local Vendors
 - 5. Gym/Pool Promos etc
 - ii. Next Meeting: TBD

5. President’s report

- a. Bike lanes on Fairfax – ACTION ITEM
 - i. Resident poll supported to add a bike lane on Fairfax with the option of replacing the parking spots with a bike lane.
 - ii. Bob motioned that PLBRA request the addition of a bike lane to Fairfax Ave as a part of the repaving process. Motion seconded by Tobi. Discussion:
 - 1. Holly feels Fairfax is not safe and requests one street over in the neighborhood/La Cienega instead
 - 2. Motion passed 7-0
- b. Let disabled residents move to first-floor apartments – ACTION ITEM
 - i. Bob motioned to request Katy’s office to submit a motion to City Council to use authority granted by AB1620 to allow disabled residents to move to a first floor unit at their same rent controlled rate.
 - 1. Motion passed 7-0
- c. Presentation from SEIU-USWW re gardeners – POTENTIAL ACTION ITEM
 - i. Bob was contacted by Nithya Raman in concern that the staffing change impacting PLB gardeners will severely impact their ability to make a living wage.
 - ii. The union that our landscapers and gardeners are a member of gave the following information:
 - 1. Gardeners are concerned about layoffs, lost benefits, loss of quality of life, loss of community
 - 2. The gardeners are being blamed for not using green equipment but that is due to ABM, not the actual gardeners
 - 3. The new vendor is Bright View
 - 4. PLB Mgmt told gardeners they would not lose jobs but the gardeners have not been offered employment even though they applied.

5. New vendor told gardeners that the top wage is \$18/hr with diminished benefits and increased health care cost co-pays. They would also lose union representation.
 6. Currently the gardeners make \$28/hr
 7. This transition goes into effect December 1st and workers have still not been notified of their status.- This impacts 20 current workers (which is down from over 40 workers in the past). They are expected to service over 4400 units- largest property west of the Mississippi River.
 8. Request is that PLB honors their statement that the 20 workers will not lose their jobs, wages, or benefits as a part of this transition.
- iii. Angela shared concerns after speaking to Aryn:
1. The core issue is that ABM is a maintenance company and not a landscaping company so workers don't receive proper training and methods, etc that have led to resident complaints.
 2. Aryn stated she tried to hire a union landscaping firm but that SEIU didn't have any to refer - SEIU stated they do have contractors who do landscaping engineering and maintenance. - DMS offers it as a service- one of their vendors is the city of Pasadena. SEIU will send this to information to Angela
 3. Aryn was told that SEIU was not allowing the workers to interview with Bright View. SEIU disputes this. He stated that the union rep came to the worker meeting two weeks ago and Bright View refused to hold the meeting if the union attended. Bright View then began to only talk to workers individually and refused to have a group dialogue. Those who applied are being offered jobs in other properties that are not PLB. The union rejects this because they would lose the ability to maintain current worker conditions (such as reduced pay).
 4. Aryn believes the extended notice period was set up to allow negotiations on worker conditions and is surprised that despite the last 160 days, it is still an unresolved issue. SEIU states that the Union was notified in the beginning of October. Seems ABM was notified much earlier.
 5. If Bright View offered the 20 workers jobs at their current wage rate, would that be accepted even if they are a non-union shop down the road? SEIU said yes and that they would protect the workers right to petition to form a union
- iv. Bob motioned that PLBRA request that Management require as a condition of their contract with Bright View, that Bright View preserve the jobs, salaries, and benefits currently enjoyed by the current workers. Motion seconded by Walter.
1. Mike wants ABM to negotiate with PLB to retrain. Bob shared that ship has sailed since ABM is out. Since the decision has already been made, Mike's suggestion is not achievable.
 2. Motion passed 7-0
- d. Update on Utility Pass-Through Transparency
- i. Nithya's office expects the Housing Department to report back in Nov/Dec and lead to an ordinance vote making it to the floor of City Council sometime thereafter.

6. Vice President's Report

- a. We have a new Youtube channel! <http://www.youtube.com/@ParkLaBreaRA> = All recorded meetings will be uploaded there.
- b. Each board member should be in charge of certain topics. Here is the breakdown:
Advertising: Angie
Fundraising: Angela

Security / Parking: Walter
Pool: Toby
Gym: Chelle
Valet Living/general management issues: Angela
Movies: Ramiro
Eviction/ Lease issues/Utilities: Bob
Membership questions: Nicole
Newsletter article ideas: Nicole

- c. Angela and/or Ramiro will forward respective emails to the designees to respond

7. Treasurer's Report

- a. Balance as of November 2, 2023. 22,873.02
- b. OCTOBER financial report. Balance for October 1-31 is \$22,945
- c. Income: New Membership Dues \$140 (*May be amended per Nicole's report*)
- d. Expenses: \$17.43 ZOOM
AMAZON PRIME -Movie Night \$67.28

8. Secretary's Report

- a. Membership Update-
 - i. 131 paid members- not including some family members who were undeclared
 - ii. Non-PLB Residents Joining- Address Issue or Invalid Member
 - iii. Renewals- cancel auto-renew or change the renewal date to December 1st.
 1. Nicole will shift auto renewal to December 1st.
- b. Election-
 - i. Candidate Declaration and Timeline:
 1. Declaration Deadline for all Candidates: December 15th by contacting secretary@plbra.org
 2. Voting Roster Finalization: December 15th
 3. Election Day and Annual Meeting: January 14th in person
 4. Quorum in person or allow electronic voting follow up.
 5. Election Auditor: Bob motioned to appoint Bruce Altshuler as inspector of elections for 2024. Seconded by Angela. No Discussion. Motion passed 7-0.
 - ii. Tracking down household members for voting
- c. ByLaws updated on our website and viewed [here](#) for 2024
- d. View all upcoming meeting dates [HERE](#)

9. CFO Report (Fundraising)

- a. Pitch presented to Hackman Capital Partners; setting meeting.
- b. Center for Nonprofit Development- getting support with Holly- thanks Holly!
- c. Ongoing outreach to other pitch recipients.

10. Public Comment by PLBRA Members and Guests

- a. TVC is hosting a focus group. Learn more information here:
<https://vip.tvcstudios.com/focusgroup>
- b. Mark G shared a security concern that the East of Hauser is also PLB and the total property is only patrolled by 1-2 guards and it is unsecure/open gates/ homeless people on property. Security is as overwhelmed as the gardeners due to reductions. One assault with a firearm, a stabbing, a car chase, and a fire within the last couple of weeks. Numerous B/E into cars. It is a manpower issue.

- c. Ryan Snyder is pleased with bike lane motion
- d. Brenda wanted to clarify that another company has been hired- that is Bright View.
- e. Sunday from 10-4: e-Waste, Shredding

11. Good of the Order shared by PLBRA Officers

- a. Next Meeting- December 5th in person

12. Adjourn: Motioned by Angela, seconded by Tobi. Motion passed 7-0. Meeting adjourned at 8:43pm