



Board Meeting Agenda
Thursday October 6, 2022
7:00 pm
VIA ZOOM Meeting ID: 858 215 9044
Or click [HERE](#)

1. Greeting and Meeting Opening
 - a. Called to order at: 7:02pm
 - b. Members Present: Bob Shore, Angela Gvyetan, Nicole Ann Duquette, Mark Houghton, Kirk Henry, Chelle Buffone, Tobi Levine, Ramiro Castro
2. Approval of minutes
 - a. September 6th Meeting Minutes
 - i. Motioned by Angela, Mark Seconds. Minutes approved unanimously
3. Election Speakers (3 minutes each, no Q&A)
 - a. Rick Chavez Zbur
 - i. Major Initiatives: Protecting Abortion Rights, including those outside of California; Progressive Movement Initiatives on LGBTQ Rights, Womens Rights, Minimum Wage Increases, Covid Assistance, Climate Change, Advancing our Social Safety Net for elders and those with Disabilities, Renters Rights, Homeless Interventions and Preventions; Including Foster Youth transitions to Prevent Hmelessness, Students, and Seniors,
 - ii. View endorsements [HERE](#)
4. Current Issues:
 - a. Valet Living/General Trash Collection
 - i. Tower Trash Service will move forward; Original fervor seems to have died down. Can residents please notify PLBRA of issues so we have specifics to take to management.
 - ii. Question around pick up time being pushed back
 - iii. Nicole shared a concern about trash being piled outside elevators awaiting pick up
 - iv. Angela raised issue of Compost not occurring
 - v. Linda K reported that she met with GiGi and Alice who told her that the chute closer date is undecided but a bin will be placed in the basement room to put garbage for those who aren't home in time to use Valet.
 - b. Security Upgrades Timing

- i. Bert shared that the property has finally received the safety fobs for tower residents
- ii. Several towers still have not had any hardware installed
- iii. The Company- Castle- is blaming supply chain shortages on why they are so far behind
- iv. Package theft has gotten worse and now the holidays are coming again
- v. Bob asked how residents without smartphones will let in guests since they won't have the App
- vi. When the lobby doors are closed the lobbies have poor circulation and it is stifling and unsanitary (Dan's concern). Angela agreed and said she would put this issue on the list to request some types of vents. Wendy suggested consulting the LA Health Department.
- vii. Michael & Marta shared a concern of elderly family members/medically fragile- people will need a fob to access their loved ones in an emergency are?- Angela will get these answers before the next meeting.

c. Tree Trimming

- i. Many trees, mostly palms, marked for removal.
- ii. Do you see trees of concern that are not marked? Let PLBRA know and similarly if a tree is marked for removal that should not be- let us know too
- iii. Jon and PLBRA want a straight answer on replacement
- iv. Elizabeth raised the concern of timeliness of tree inspections and trimming and cited the massive tree collapse outside of Tower 43. Unfortunately PLBRA does not have process information on what the follow up/next steps are

d. Washing Machines/Laundry Machines:

- i. Increase in damage. Bert said the contractor, Wash, is supposed to fix all damaged machines and PLB is negotiating a new contract now.
- ii. All equipment is slated to be replaced at the end of the year.
- iii. Step One- Contact Wash; Step Two- Email PLBRA

e. Tower 40 Elevators

- i. More than 3 months of basically no elevators/one still down on a Parts delay. Goal is to have it running by the weekend. Angela will monitor and PLBRA can return to the City if this deadline is not met.
- ii. Amanda offered Angela thanks for assisting with the Tower 42 elevator

5. Committee Updates:

a. Digital Services Committee

- 1. Met Sept 9/22, HS CRM training
- 2. Next meeting Thurs. 10/20, all welcome
 - a. Next Board Meeting will include website
- 3. Open issue: website donation page
 - a. Chelle made an email intro to "Ally", never heard back from her?
 - b. Confirm donations are NOT tax deductible- Correct

b. Candidate Meet & Greet/Endorsements Committee:

1. RSVP Update
 2. Event Structure
 3. "To Do" Items for Volunteers- Stay after the meeting for subcommittee meeting
 - c. Public Relations Committee:
 1. Volunteers to hang fliers
 - d. Community Services Committee:
 - i. Gym Update
6. Guest Speaker Updates, possibly including:
- a. Senior Lead Officer Schube, LAPD
 - b. Joaquin Macias, CD 5
 - c. Jennifer Harbeck, field rep for CA33 - Ted Lieu
 - d. Daniel Park, Supervisor Holly J. Mitchell's office-
7. President's report
- a. Just Cause Tenant Protections Update
 - i. Pro-Tenant voices are coming onto City Council and the Council is moving more pro-renters as opposed to pro-landlord
 - ii. Bob implores residents to register and vote and keep it up
 - iii. PLBRA will continue to push these issues and we need residents to stay active within PLBRA to raise our voice too
 - b. Mid-City West report
 - i. Bob shared that Mid-City West voted to support the Television City project
 - ii. Email rshore@midcitywest.org if anyone wants their voice heard on this issue
8. Vice President's Report
- a. PLB Staffing Changes-
 - i. Aryn returns Monday October 10, 2022
 - ii. Jon expressed concern of Kay Wright's departure as she was responsive for 6 months and is concerned her level of persistence will not be met by her replacement
 - b. Fundraising- TABLED
9. Treasurer's Report
- a. Bank balances: \$34, 434.05
 - b. September P & L: Down \$1300 due to standard newsletter expenses
 - c. Membership dues: July minutes state cap is \$35, yet latest copy in office, dated 1/12/21 says cap is \$25
 - i. When was it voted up?
 1. Nicole shared the Vote occurred June 30th. Bob stated that the Bylaws were amended to increase the Board's authority in December 2021.

- ii. Make a new motion? Need documentation in order to update by-laws:
 - 1. no , ByLaws are up to date and Bob will share with the Board
- d. Newsletter advertising: business exclusivity
 - i. History- no documented history of exclusivity but vendor feels that there was
 - ii. Oct newsletter (Antonio complaint)- Will we allow competing advertisers?
 - 1. Bob raised the issue of allowing exclusivity without a significant financial outlay to secure
 - 2. Mark suggested we vote on this policy decision/
 - a. Bob echoed it should be a Board vote but leans toward “no”
 - b. Angela feels that we do not practice exclusivity
 - c. Bob suggested Mark solicit details
 - 3. Nicole motioned that PLBRA’s policy is not offer exclusivity in newsletter advertising;
 - a. Angela raised a concern about a large buyout not being possible
 - b. Bob wanted to retain the right to upsell for exclusivity
 - c. Amanda offered input that we do not offer large buyout exclusivity and offered to help mock up a spec guide
 - d. Chelle noted that there should be room in the middle to make something work and advocated that Antonio is a long-time loyal advertiser- perhaps offer notification and choice; perhaps offer year-long commitments, etc
 - e. Brenda also suggested we could offer Antonio a discount as a compromise
 - f. Nicole withdrew her motion
- e. Memberships: should they be based on payment date instead of Calendar year?- Tabled

10. Secretary’s Report

- a. Renewal Campaign Launch- input needed
 - i. Renewal Table at Oct 16
 - ii. Newsletter
 - iii. Send Emails
 - iv. Social Media Ads
 - v. Social Media Flier
 - vi. Renewal Party
- b. Elections Timeline
 - i. Selection of an Inspector of Elections: Appoint Bruce Altshuler
 - 1. Mark shared the cost is just under \$900
 - 2. Bob Motioned to Appoint Bruce. Angela Seconded.

- a. Pros: Transparency, Helps with people raise concerns about the election outcomes. Angela endorses the inspector process
 - b. Cons: Cost, Chelle feels his fee is too high
 - c. Mark Motioned to end discussion and Angela seconded. Passed 7-0
 - d. Motion passed by 5-3.
- ii. Will we use vote by mail or in-person/proxy only- Tabled.

11. Public Comment

- a. Wendy Harris expressed concern that PLBRA seems to only discuss Tower issues and never expresses concern with the Garden Apartments
- b. Linda shared she does have Garden Apartment issues and spoke to Sylvie recently.
 - i. Example Google Nest installed without her permission and after she was told it was not mandatory

12. Good of the Order

- a. Tobi called the repair line and got an answering machine with the service number. No one else has heard this yet.

13. Adjourn

- a. Angela motioned, Tobi seconded, motion passed 8-0