



September 2024 Membership and Board Meeting Minutes  
Thursday September 5th, 2024  
7:00 pm via [Zoom](#)

1. Greeting and Meeting Opening
  - a. Called to order at: 7:03pm
  - b. Members Present: Robert Shore, Nicole Duquette, Angela Gvetan, Ashley Tall, Tobi Levine, Walter Marlowe, Holly Alsop, Henry Mantel, Chelle Buffone
  - c. Members Absent: John Lopker
  - d. Approve August Minutes
    - i. Motioned by Walter // Second by Tobi
      1. August meeting minutes need to be amended to show July meeting minutes need to be approved
2. Campaign Speakers- (3-5 min each/no questions)
  - a. None present
3. Current Issues:
  - a. Bill for water on rent doubled
    - i. Water is a combined rate on the occupancy factor (how big is your apartment, number of people on the lease, etc.) They are not individually metered. LAWD rates have increased in the county.
    - ii. Outdoor water costs are not factored into resident water bill - Nicole has this in writing and will forward communication to the rest of the board
  - b. Construction noise in the towers
    - i. Tower 37 they are redoing 4 units and it is terribly loud. Construction is set to the end of October.
    - ii. PLB management has offered the conference room and Curson Theater has an alt place and they
    - iii. Angela has voiced that for individuals who are disabled and can't leave their residences that there are no alternate options
  - c. Mailbox replacement
    - i. Holly is slowly working towards this - nothing else to report
4. Guest Speaker Updates, possibly including:
  - 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)-
5. Committee Updates:

- a. Communications Committee:
  - i. Social media:
    - 1. Ashley to begin a spotlight of the board members
  - ii. Newsletter Timeline:

Print Month	Content & Ads Due	Print to Kay	Delivery
December	November 13th	November 20th	November 30th

- b. Community Services
  - i. Gym/Pool Updates:
    - 1. Chelle is working on updated pricing and offerings to the gym/pool. Will keep us updated.
  - ii. Restarting Activities - Angela
    - 1. We did execute the office move and next steps would be the unpacking phase. We need to organize a cleanout of the library to be able to restart activities and how to outfit the space
    - 2. Second Tuesday of the month - Adam Schiff's field rep always comes to the theater and you can get help with taxes and immigration
- c. Bike Racks- Tobi & Ashley
  - i. Next week Aryn mentioned they will start reinstalling the bike racks. It will happen in 2 phases, they need to pour concrete and then they will install the racks
- d. Security Committee
  - i. Only crimes being reported are automobiles
  - ii. Walter investigated complaints that he received and they were groundless so nothing else to report.
- e. Movie Committee
  - i. Upcoming schedule:
    - 1. Crouching Tiger, Hidden Dragon 9/26 in the Theater
- f. 2024 Elections Committee
  - i. Next Committee Meeting- Sunday Sep 8th at 7:30pm via Zoom



- ii. Endorsement Plans and Timeline
  1. Flyer is now on all digital screens
  2. Committee has their event map planned out, food trucks confirmed, and RSVP's are rolling in.
  3. Board will be making a special meeting to vote on who they would like to officially endorse.

## 6. President's report

- a. Upcoming meeting with Katy Yaroslavksy
  - i. Wednesday, 9/18 - residents can reach out to him if they have topics to add
- b. Discussion of advocacy philosophy
  - i. Board agrees this is not the forum to discuss this
  - ii. Resident asked if this meeting was brought back to management and Nicole confirmed this is a recorded meeting and meeting minutes are taken/made public on the website.
- c. ACTION ITEM: Request for support from HSVTA
  - i. Last year they asked for our support for the city getting imminent domain. They are once again asking for our support to push back against the city.
    1. Henry chimed in that they are charging interest on the back-rent and other atrocious policies in this bill. Tenants lose even more rights and this bill is not great. The city should not be pressuring the tenants to sign this. The PLBRA supports the HSTVA to resist the proposed settlement.
      - a. Motioned by Bob // Second by Henry Mantel.
        - i. Unanimously approved
- d. Window screens
  - i. Special thanks to Angela to advise Bob to take a closer look at regulations, as they did not apply here. Screens are only required up to the 3rd floor.
  - ii. PLB Service Request will input window screens free of charge
    1. PLB policy is ground floor 1 and 2 are free, everyone else has to pay.

## 7. Vice President's Report

- a. Recap of monthly meeting with Aryn
  - i. Landscaping - dead grass. We are starting to see some growth come back now that irrigation is fixed. There are focus areas that haven't come back that they need to do extra fertilizer. In the construction areas (Curson Square) it will be reseeded after construction is done

- ii. The fountain in Burnside Square - to get a fountain like the one they had is \$1M
    - 1. Could we reimagine that space? Goal is to put some sort of fountain back but the cost is high. Maybe more seating?
      - a. Residents want the fountain
  - b. Resume/Cover Letter Support Event
    - i. Can send to [VP@plbra.org](mailto:VP@plbra.org) for that support
- 8. Treasurer's Report-
  - a. We will need to increase advertising sales to cover costs
- 9. Secretary's Report
  - a. Membership Update-
    - i. 127 current members for 2024
  - b. View all upcoming meeting dates [HERE](#)
- 10. Public Comment by PLBRA Members and Guests
  - a. Resident is concerned about water situation and also would like to forward on his proposal to canvas the neighborhood. Nicole asked to forward that plan to her and Ashley to follow up.
  - b. Richard Katz wants to share information about the Real Page DOJ Lawsuit since PLB uses Real Page and residents may be owed money down the road. Click [HERE](#) for information and feel free to email him at [richard.katz29@gmail.com](mailto:richard.katz29@gmail.com)
- 11. Good of the Order shared by PLBRA Officers
  - a. Next Meeting: October 3rd in Person
    - i. Bob moves 10/3 meeting to be held on 10/10 to avoid Rosh Hashanah
      - 1. Tobi seconded // no objections (10-0)
- 12. Adjourn: motioned by Henry // second by Angela (10-0) adjourned at 8pm.