

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, MARCH 2, 2021  
VARIOUS TELECONFERENCE LOCATIONS**

PURSUANT TO STATE OF CALIFORNIA EXECUTIVE ORDER N-29-20 ISSUED ON MARCH 17 ,2020, THIS MEETING WAS HELD VIA TELECONFERENCE. ACCORDINGLY, COMMISSIONERS AND THE PUBLIC WERE PROVIDED WTH A CONFERENCE CALL NUMBER AND NO PHYSICAL LOCATION FROM WHICH MEMBERS OF THE PUBLIC COULD OBSERVE THE MEETING AND OFFER PUBLIC COMMENT WAS PROVIDED.

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The Lomita Housing Authority meeting was called to order by Chair Waronek at 5:59 p.m., on Tuesday, March 2, 2021.

c. Roll Call

**PRESENT:** Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek

**ABSENT:** None

**STAFF PRESENT:** Executive Director Smoot, Deputy Executive Director Sugano, Assistant General Counsel Rusin, Management Analyst Vida, and Deputy Secretary Gregory

**2. ORAL COMMUNICATIONS**

Chair Waronek announced the time for oral communications. There being no requests to speak, Chair Waronek closed oral communications.

**3. COMMISSIONER COMMENTS**

Commissioner Hart congratulated and welcomed the new commissioners. She stated that everyone at Lomita Manor is doing well and commended the staff and management group for doing a great job with keeping everything clean and keeping with social distancing protocols.

#### 4. CONSENT AGENDA

Chair Waronek announced that all items under the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There may be separate discussion of these items prior to the time the Housing Authority votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

Vice-Chair Segawa made a motion, seconded by Commissioner Gazeley to approve Consent Calendar Items 4 a-d.

**MOTION CARRIED by the following roll call vote:**

AYES: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek

NOES: None

ABSENT: None

- a) Approval of the Housing Authority Minutes of October 6, 2020

**RECOMMENDED ACTION:** Approve minutes.

**Approved the recommended action.**

- b) Lomita Manor September 2020 through January 2021 Financial Documents

**RECOMMENDED ACTION:** Approve the Monthly Financial documents.

**Approved the recommended action.**

- c) Lomita Manor December 2020 through February 2021 Monthly Activity Report

**RECOMMENDED ACTION:** Receive and file the report.

**Approved the recommended action.**

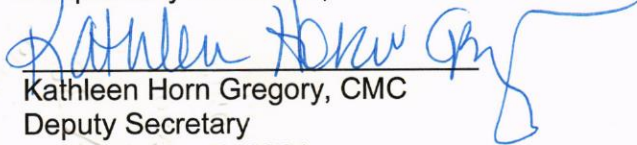
- d) Amendment No. 1 to Management Agreement with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor

**RECOMMENDED ACTION:** 1) Approve Amendment No. 1 with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor and; 2) Authorize the Executive Director to execute Amendment No. 1 for a term of five additional years (establishing a new expiration date of July 5, 2026), unless terminated earlier, as per the Management Agreement terms.

**5. ADJOURNMENT**

There being no further business to discuss, Chair Waronek adjourned the meeting at 6:06 p.m.

Respectfully Submitted,



Kathleen Horn Gregory, CMC  
Deputy Secretary  
Adopted: May 4, 2021