

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, JULY 6, 2021**

PURSUANT TO STATE OF CALIFORNIA EXECUTIVE ORDER N-08-21, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEEING IN PERSON AND VIA TELECONFERENCE.

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The Lomita Housing Authority meeting was called to order by Chair Waronek at 5:54 p.m., on Tuesday, July 6, 2021.

c. Roll Call

**PRESENT:** Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek (all commissioners were present in the Council Chambers)

**ABSENT:** None

**STAFF PRESENT:** Executive Director Smoot, General Counsel Rusin, Administrative Services Director Kamada, 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 Louviere was pleased to report that Lomita Manor is still COVID free. Which is thanks and in great part to the strict protocols and policy from the management and compliance of the tenants. She thanked the Council and staff on behalf of the tenants for the enjoyable Founder's Day fireworks celebration.

Commissioner Hart stated that on June 21, 2021, the management team treated the residents to popsicles. On July 12, 2021, the residents will honor and say goodbye to the retiring resident coordinator, Diana Wilkins. At the same gathering they will publicly greet the nine new residents to Lomita Manor.

**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.

Commissioner Louviere made a motion, seconded by Vice-Chair Segawa 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) Regular Housing Authority Minutes of May 4, 2021

**RECOMMENDED ACTION:** Approve minutes.

**Approved the recommended action.**

- b) Lomita Manor April through May 2021 Financial Documents

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

**Approved the recommended action.**

- c) Lomita Manor April through June 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 Ninety (90) days (establishing a new expiration date of October 3, 2021).

**Approved the recommended action.**

**SCHEDULED ITEMS**

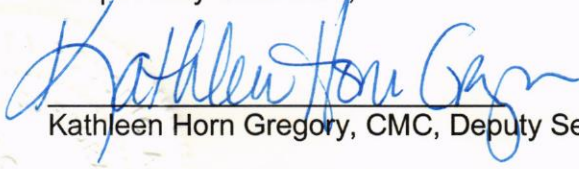
None Scheduled.

**5. ADJOURNMENT**

There being no further business to discuss, Chair Waronek adjourned the meeting at 6:01 p.m.

Lomita Housing Authority Regular Meeting Minutes  
July 6, 2021

Respectfully Submitted,



Kathleen Horn Gregory, CMC, Deputy Secretary

Adopted: August 17, 2021