

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, OCTOBER 5, 2021**

PURSUANT TO STATE OF CALIFORNIA AB-361, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEETING VIA TELECONFERENCE.

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The Lomita Housing Authority special meeting was called to order by Chair Waronek at 5:46 p.m. on Tuesday, October 5, 2021.

c. Roll Call

**PRESENT:** Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek (all commissioners participated virtually via Zoom)

**ABSENT:** None

**STAFF PRESENT:** Executive Director Smoot, General Counsel Rusin, Deputy Executive Director Sugano, and Acting Deputy Secretary Abbott (all staff participated via Zoom)

**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 reported on the passing of longtime resident Conchita Cabrera. There were nine residents lost last year and all were appreciated for their contributions to the Lomita community and will be greatly missed. Residents played their first croquet game over the Labor Day weekend and enjoyed ice cream afterwards. Residents also enjoyed music presented by the Sandpipers. A booster shot vaccine clinic for the residents is in the works and Thanksgiving dinner has been scheduled for November 19, 2021. Lastly, Commissioner Hart recognized former Housing Authority Commissioner Elaine Breitman who was celebrating her 94<sup>th</sup> birthday.

**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 Uphoff to approve Consent Calendar Items 4 a-d.

Deputy Director Sugano mentioned that there were minor wording changes to the agreement for Item 4d, that were provided to Council and the public for review prior to the meeting. The substance of the agreement did not change.

**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) Special Housing Authority Minutes of August 17, 2021

**RECOMMENDED ACTION:** Approve minutes.

**Approved the recommended action.**

- b) Lomita Manor June through August 2021 Financial Documents

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

**Approved the recommended action.**

- c) Lomita Manor August and September 2021 Monthly Activity Reports

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

**Approved the recommended action.**

- d) Amendment No. 2 to Management Agreement with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor

**RECOMMENDED ACTION:** 1) Approve Amendment No. 2 with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor; and 2) Authorize the Executive Director to execute Amendment No. 2 with HumanGood extending the current agreement.

**Approved the recommended action (including minor changes discussed above).**

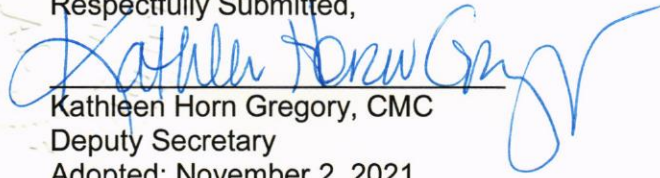
**SCHEDULED ITEMS**

None Scheduled.

**5. ADJOURNMENT**

There being no further business to discuss, Chair Waronek adjourned the meeting at 5:57 p.m.

Respectfully Submitted,



Kathleen Horn Gregory, CMC

Deputy Secretary  
Adopted: November 2, 2021