

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, OCTOBER 4, 2022**

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

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Housing Authority was called to order by Chair Segawa at 5:47 p.m. on Tuesday, October 4, 2022.

b. Roll Call

PRESENT: Commissioners: Gazeley, Hart, Louviere, participated via Zoom; Uphoff, Vice-Chair Waite, and Chair Segawa were present in the Upstairs Assembly Room

ABSENT: Commissioner Waronek

STAFF PRESENT: Executive Director Smoot was present in the Upstairs Assembly Room; Deputy Executive Director Sugano, Administrative Analyst Ibarra, and Deputy Secretary Gregory participated via Zoom

2. ORAL COMMUNICATIONS

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

3. COMMISSIONER COMMENTS

Commissioner Hart thanked staff for getting the agenda packets to them on time. She announced that former Commissioner Elaine Brietman's 95th birthday is on October 5 and that a barbershop quartet will come to Lomita Manor to sing for the October birthday celebration.

4. CONSENT AGENDA

RECOMMENDED ACTION: That the Consent Agenda Items 4 a-e be approved.

Commissioner Gazeley made a motion, seconded by Vice-Chair Waite to approve the recommended action.

MOTION CARRIED by the following roll call vote:

AYES: Commissioners: Hart, Louviere, Gazeley, Uphoff, Vice-Chair Waite, and Chair Segawa
NOES: None
ABSENT: Waronek

Approved the following Consent Agenda items:

- a) Regular Housing Authority Minutes of September 6, 2022

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor August 2022 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor September 2022 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

- d) Amendment No. 4 to Management Agreement with HumanGood for Property Management Services at Lomita Manor

RECOMMENDED ACTION: Approve Amendment No. 4 with HumanGood for Property Management Services at Lomita Manor and authorize the Executive Director to execute the amendment establishing a month-to-month term.

- e) Virtual Housing Authority Meetings Pursuant to AB 361

RECOMMENDED ACTION: Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 ("AB 361"), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

SCHEDULED ITEMS

None scheduled.

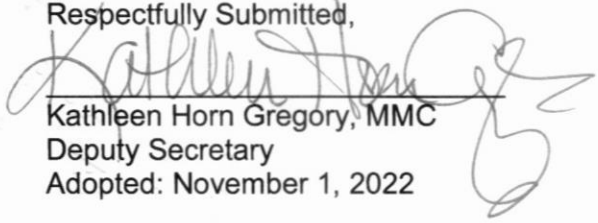
PUBLIC HEARINGS

None scheduled.

5. ADJOURNMENT

There being no further business to discuss, Chair Segawa adjourned the meeting at 5:52 p.m.

Respectfully Submitted,


Kathleen Horn Gregory, MMC
Deputy Secretary
Adopted: November 1, 2022