

Owner's Group Meeting, June 1, 2023

The meeting was called to order at 7:03pm, and ended at 8:30, with 40 participants. Note that these notes are meant to reflect what is said in our meetings and may differ from the views of the organizers.

Concerning the outreach meeting Public Works announced for June 13th, 9:30 - 11:00 am in Burton Chace Park.

We spent a good deal of time on this issue. Owners recognize that it is an important matter and seem to be receptive to participating in the June 13th meeting at Burton Chace Park. We encouraged those who would like transportation to contact Avital at 310-578-4955. There was concern that the 9:30 am time will limit the number of working people who can attend. The Zoom meeting on June 14, from 5 - 6:30 pm may be better attended.

We have more information at <https://mcc-owners.org/wp-content/uploads/2023/05/Contact-LA-County.pdf>.

Participant, Dan Pepper added the following documents in the Zoom Chat which give more details of the county's agenda.

<https://www.nonductileretrofit.com/non-ductile-building-checklist/> and

<https://pocketsights.com/tours/place/Marina-City-Club-Condominiums-80303:8397>

If you want to follow up on what is said below please contact Dan Pepper who put this in the chats.

“There is no scientific evidence to support the claim that non-ductile retrofit provides more safety during an earthquake. In fact, some experts believe that these measures may actually make buildings more vulnerable to earthquakes. Government-imposed non-ductile retrofit measures have not been proven to have saved a single building or life in places like Los Angeles and elsewhere in the US.

Non-ductile retrofits are designed to prevent buildings from collapsing during an earthquake. However, they can also make buildings more rigid, which can lead to increased damage in the event of a seismic event. For example, a study by the University of California, Berkeley found that non-ductile retrofits increased the likelihood of a building collapsing by 20%.

In addition, non-ductile retrofits can be costly and time-consuming. They can also damage the historic character of buildings. For these reasons, many people believe that non-ductile retrofits are not worth the risk.”

A participant recommended getting attorneys involved as we may have rights that we would not know otherwise. Others question why is the county suddenly pushing this, and others said that Essex should bear the responsibility, since Essex owns the buildings.

Concerning Security

There is much concern here, especially with women living alone. It seems many want more security than is offered by property services. They want a real security company.

1. Gates and doors that should be closed are being left open. Something that might make many feel better would be to have someone from property services check all doors and gates that should be closed/latched at least twice a day and fix and report any cases where this is not the case. Of course these reports would need to be followed up with corrective action. If the problem persists, perhaps small signs would remind people of the need for security.
2. Multiple people have complained about guards at the gates sleeping on the job.
3. It's too easy for people to wander onto the property, and anyone on a bicycle seems to have a free pass.
4. One participant reported. "I am in the West Tower and I have seen that homeless people are coming over from the vacant FantaSea area. I think at minimum, motion sensitive lights would be a good idea as an affordable deterrent in those types of areas."
5. A few complain that the transponders are not working.
6. Amazon sometimes drops off packages to the plaza level mail area instead of delivering to the owner's unit. Some packages have been stolen.
7. Cathy, a woman who lives in a G-suite, says she had her car stolen from Center Tower North a few weeks ago and yes, it was locked.
8. It was alleged that there were things stolen from lockers in the gym, and by an employee.
9. Donna Bryce cautioned the group about rumors that circulate and frighten residents unnecessarily. She gave a recent example of a kitchen window being smashed in from the outside that turned out to be a romantic disagreement.
10. One person had a person on her list stopped at security, and in another case, had a person arrive at he door without being checked at the gate and who was not on her list.
11. Some people would be happy to pay more for better security and/or better wages to attract better people.

*Added just so people know: The body found stabbed to death near us on Washington, has been ruled a suicide, less scary than some feared.

Concerning Amenities

There was a lot of discussion on this issue. One person felt that amenities were there for renters. He as an owner is only concerned with property values. But many others disagreed, and it was pointed out that amenities do affect property values. A number of owners indicated they are very interested in amenities and cared very much with how they were working. Lots of interest in making all of them better, but no clear direction on how to do this given financial constraints. One young couple commented that they are sorry they recently moved here, because the amenities they hoped to enjoy aren't available. .

Things we've lost in last few years:

*Restaurant/Bar, (except for Happy Hour and that's gone if there's a holiday,)(including Cafe)

*Convenience Store is missed by many.

*Car Wash is missed by many

*Massage Spa,

- *Security
- *Trainers in Gym
- *Gym Equipment
- *Gym Lockers
- *Weather (Perhaps the COA Board could make an improvement on this??)
- *Lenders
- *Cafe is not open every day for unknown reason
- *Poolside food delivery

Concerning Communication

A common theme is a desire for better communication from the COA Board. Owners would like more clarity on the following:

1. What is the status of another cost of living adjustment or special assessment?
2. What is the status of the repairs on the outside hot tub?
3. Can we influence the \$35k cost for missing gym towels? there must be a better way.
4. Will we have a new tenant for the market?
5. Is there an update on the restaurant? The lack of restaurant financial information for over half a year is concerning to many owners.
6. Do we know the status of replacing all of the gym equipment – is it necessary at this time?
7. How much do we pay security – it must be very poor, because we are not getting quality work from the company.
8. The lack of information about the mail theft that occurred in the Center Tower has some upset. Owners commented that people should be informed when things like this happen. Donna Bryce explained that legal restrictions prevent the Board from releasing information about suspected crimes until they are thoroughly investigated. Unverified rumors should not be publicized by the Board or management.
9. The \$200 move-in and \$200 move-out fee for legal Airbnb renters discourages those trying to do things legally. Where is this in our governing documents? When decisions like this are made, it would be good for owners to understand what is behind the decision.

The MCC Newsletter would be an ideal place for the Board and management to better communicate with owners. Lacking that, the Owners' Group will probably see what they can do to help in this area.

Concerning Delegating

We have commented previously on the desirability for the Board to offload anything they can to willing helpers. Yes, the advisory committee is a good step in this direction, but perhaps more could be done. An advantage of opening up the opportunity for people to contribute not only would perhaps lead to identifying people who are willing and able to do good work in getting something done.

1. A project that one owner has requested is an air compressor that could be used to pump up bicycle and car tires. This would be an amenity that many would find useful, it could be done with little Board involvement, and it has little risk of being costly, especially with final approval

needed from the Board. But the Board must let it be known that if a complete proposal is created they will at least give it consideration.

2. One amenity that we get complaints about is the lack of a car wash. A difficulty here is that the internal market here is too small to support a good car wash. Perhaps there is a local car wash that would pick up and return cars to be washed in their facility. Perhaps someone outside the Board could work on this to see if something like this could be made to work. We can certainly explore things like this in our Owners' Group meetings.
3. One owner wrote in the chat: "I've tried to donate furniture to court club and it was rejected by the Board . I managed to get a new pool table in court club but this was done without Board involvement. Perhaps it is just too difficult for people to attempt to contribute. What might be done about this?"

It was mentioned that the Owners' Group receives no official recognition by the official COA Board.

Our group has been mentioned twice in the MCC Newsletter, but not again despite repeated requests. A single line "Owners' Group, see <https://mcc-owners.org>" in every issue would be nice. Joani Stewart volunteered to get some mention of us in this newsletter. It was suggested that perhaps we could get our next meeting notice sent to via the official management email list. Perhaps some mention of this amenity could be mentioned on <https://marinacityclub.net>. As it is, new owners have no good way to know of this amenity.

*Note: Fred and Donna are considering the possibility of writing a monthly news article that would be published in the MCC Newsletter covering Board and Management Council actions and the reasons behind them. Most of this information would be taken from meeting minutes. We are requesting response from the Board on this proposal.

Donna Bryce and Fred Krogh for the Owners' Group