

Elm Plaza

Homeowners

726 Elm Ave #106, Long Beach, CA 90813

HOA Annual Meeting Minutes (Zoom Meeting)

Wednesday, December 17, 2025 – 7:00PM to 8:00PM

1. Call to Order: 7:00PM:

2025 Board Members in Attendance: President-David Weathers #202, Vice President-Tricia Leskiw #402, Treasurer-Russ Biscak #401, Secretary-RaJeannia Bohannon #207, Member at Large-Casandra Wada #103

2. 2026 – HOA Board Elect:

- President: David Weathers #202
- Vice President: Tricia Leskiw #402
- Treasurer: Russ Biscak #401(Offsite)
- Secretary: RaJeannia Bohannon #207
- Member at Large: Casandra Wada #103

3. Budget Report – December 1, 2024 thru November 30, 2025:

- Treasurer overview
- Status of reserves

4. President's Report – Major Projects Completed 2025:

- Miscellaneous Ad Hoc roof repairs
- Water heater service contract & maintenance schedule established
- Completed all major TPO roof sections
- Roof power washed & seams inspections
- Roof drains project completed
- All roof downspouts cleared & flowing
- Homeowners Association master insurance policy renewal
- Main storm drain replacement in garage
- Roof repairs – Phase 5 section completed

5. Compliance Projects Completed:

- Fire extinguisher certification – Passed
- Trash Chute Inspection – Passed
- Standpipe Valve - Passed
- Annual fire alarm system testing – Passed
- Backflow Valve (Main) – Passed
- Backflow Valve (Irrigation System) – Passed
- Pull station replacement (garage area) - Pending

6. Major Projects in Progress for 2026:

- Additional waterproofing on the top of the elevator
- Waterproofing the South wall
- South wall waterproofing around Units 403 & 306
- Seal cracks along the top section of the 4th floor
- Downspout breaches between the 3rd & 4th floors
- Main storm drain replacement, with additional storm drain tie-ins
- Front stairwell eyebrow replacement
- Four TPO box covers over AC service conduit sections
- Common area walkway lights on the 4th floor

7. Support Requests Closed

- 59 Support requests closed out in 2025
 - 44 Resident Services
 - 7 Plumbing
 - 8 Repairs

8. Other HOA Issues, Completions and Administrative Actions & Reminders:

- **HOA dues will INCREASE beginning 01 January 2025 to \$426.00 (from \$388.00)**
- **Consideration of modest special assessment in 2026 depending on reserves**
- Multiple surveillance footage requests
- Reset gates & doors security codes
- Pedestrian gate break-in fortification
- Garage door beam transmitter replacement
- Garage gate off track repairs
- Multiple trash chute blockages & bin overflows
- Trash chute fuse closer failure repair
- Trash room fire sprinkler replacement
- Fire panel alarm failure & repairs
- Lobby flooding following recent rain clean-up
- Fire sprinkler leak in Unit #105
- Attacked all minor handyman repairs

9. Emergency Preparedness & Other News

- Add emergency considerations to resident profiles in the HOA portal
- Create an emergency preparedness site plan
- Build an emergency notification system
- Recycling program is fully functional
- Food waste recycling is running
- Collection days are on Saturday mornings
- David Weathers (EP-HOA President) is leading the East Village Arts District Neighborhood Association

10. Close of Zoom Meeting: 8:05PM

Submitted by: Ra Jeannia Bohannon - Secretary

Approved by: David Weathers - President