

# MINUTES OF THE ANNUAL BUSINESS MEETING

March 31, 2026

San Pedro Elks Club

**Call to Order:** Richard Scandaliato called the meeting to order at 6:15 p.m.

**Flag Salute:** Vern Hall led the membership in the flag salute.

**Attendance:** Board Members – Richard Scandaliato, David Billings, Jerry Gaines, Tym Tymczyszyn, John Lang, Richard Welsh, Brian Wardl, Erin Soto, August Cami, Gordon Thomas, Mike Naylor, Andy Dowdell. Membership is estimated at over 200 in attendance.

**Introduction/Election of the Board** – Secretary Jerry Gaines

President – Richard Scandaliato

Vice President – Dave Billings\_\_\_\_

Secretary – Jerry Gaines

Treasurer – John (Tym) Tymczyszyn

Gordon Thomas (*Webmaster/Sidewalk Brigade*)

Richard Welsh (*Social Event Chair*)

John Lang (*Land Use-Engineering*)

Mike Naylor (*Video Producer*)

Andy Dowdell (*IT Support*)

August Caimi (*Advisor*)

Brian Ward (*Special Event Coordinator*)

Erin Sato (*Public Safety Advocate*)

***It was moved and seconded to elect the above-named resident members and passed by acclamation to the 2026-2027 SSCA Board of Directors.***

**Introduction of Neighborhood Advocates** – Bob Genest, Cyber Watch, Anita Mannila, Sociables, and Ed and JoAnne Storti, Welcome Wagon.

**Treasurer's Report** Tim presented the SSCA financial report for 2025-2006 showing a balance of \$11,845 in checking and a membership of 478 active members.

**Good Neighbor Award** – Gordon Thomas presented the Good Neighbor Award to Mary Howard for her efforts to get Speed Bumps on Cumbre and to help landscape the corner of Cumbre and Mantis.

**Secure America Protection Services** - Robert Fester, Owner shared current program providing subscription services to South Shores (58 homes to date at \$85 per month).

**LA Harbor Police** – Captain Brent McGuyre presented an overview of area police activities. He appreciated the assistance of residents being engaged in security investigations when possible (Especially Cyber Watch). He notes that the Community Advisory Board (CAB) is valuable in addressing issues of crime concern and is an important support activity, especially to community policing activities (e.g. SLO Melody Shortie).

**Cyber Watch** – Bob Genest provided an update on potential and actual criminal activity noted in the area. He is in constant contact with LAPD staff. He notes undergoing research on License Plate reader programs, and the need to protect keys, etc. from hacking by burglars. Home invasion risks prevail, so some form of security system is advised.

**Councilman Tim McCosker** – Jerry Gaines introduced Councilman Tim McCosker to the membership. He noted the honor of working with the councilman on various civic issues, including Charter Reform when he replaced him on the Appointed Charter Reform Commission some time ago. Tim has extensive experience both in city government as well as with Alta Sea, when he was their CEO. He commended his CD 15 outreach program focusing on the five designated communities within the council district. (One Five).

Tim first summarized CD 15 activities or oversight on various subjects such as the landscaping of *Ocean View property* at the corner of Western Avenue and Paseo del Mar, contract maintenance on the median strip along Paseo de Mar, gate closure at Bogdanovich Recreation Center, and efforts to curb reckless and illegal e-bike safety issues.

The balance of his presentation was on the recently awarded state grant to Fred Brown Recovery Services to purchase the former Little Sisters of the Poor facilities at 2100 South Western Ave. They propose to establish a continuum drug and alcohol program, using up to 106 resident beds within the program. **At this point he is opposed to this project, lacking any real input from them on the details associated with their proposal.**

Given the lack of information on the project proposal, he is holding a **San Pedro Town Hall event on Tuesday, April 14 at 6:00 p.m. at Peck Park**, and inviting Fred Brown Recovery Services and state officials to participate.

Tim stated that he intervened at the facility recently, when it was discovered that the current owner (*9 Gem Capital Group, Limited Liability Group* purchased the property earlier in June 2024 from Grace S. Mercado} permitted some 70 recovery persons to be housed there by their current lessee without any legal authority to do so. Neither the Little Sisters of the Poor nor Fred Brown Recovery Services were involved in the illegal housing activity. The Councilman demanded they vacate as soon as possible and they were removed by February 28, 2026. He is now having meetings with Fred Brown representatives.

Discussion with questions and answers were directed at the Councilman by members for the remaining time of the meeting. Input was offered on alleged outcomes of such a project by members with professional experience with recovery programs as well as having comments from local residents with experience living near recovery homes.

In protest of the FBRS threat to take over the Little Sisters of the Poor property, a local neighbor developed a petition to circulate within the community. Plans are also being arranged to activate informational pickets as well at designated locations.

In summary stakeholders need to write or call their state representatives, expressing their concerns about the potential impacts on the community. He suggested this be done as soon as possible.

Adjournment: 8:30 p.m. Next board meeting is on April 21, San Pedro Elks Club

Jerry Gaines, Secretary