



GARDENA RENT MEDIATION BOARD

Regular GRMB Meeting Notice and Agenda

Website: www.cityofgardena.org

Wednesday, April 15, 2026, 7:00 PM

Management Information Center (M.I.C) - Council Chambers

If you would like to participate in this meeting, you can participate via the following options:

1. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Rent Mediation Board at publiccomment@cityofgardena.org two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line. Written public comments will be provided to the Rent Mediation Board and will be part of the record but will not be read aloud.
2. **ATTEND THE MEETING IN PERSON**
PUBLIC COMMENT: The Gardena Rent Mediation Board will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:
 - Agenda Items - At the time the Board considers the item or during Public Comment.
 - If you wish to address the Gardena Rent Mediation Board, please complete a "Speaker Request" form and present it to staff. You will be called to the podium by name when it is your turn to address the Board. The Board cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Board will be given three (3) minutes to speak.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

1. CALL TO ORDER

Tenant Representatives: 1. Margie A. Hoyt, 2. April Pamplin, 3. Ki Young Park, 4. VACANCY, 5. VACANCY

Owner Representatives: 1. Gerlin Munoz, 2. Jack Nemeth, 3. Annie Roddy, 4. VACANCY, 5. VACANCY

Members-At-Large: 1. Florence D. Bagsby, 2. Joanne Brown, 3. Paul Hall, 4. Doris Sims, 5. Woods Woolwine

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

This is the time where the public may address the Rent Mediation Board on items that are not on the agenda, but within the Rent Mediation Board jurisdiction. Comments should be limited to three minutes.

4. APPROVAL OF MINUTES

A. March 18, 2026 - Minutes

5. NOTICES / REMINDERS

6. NEW BUSINESS

A. Schedule Case #589

B. Update on Potential New Cases

7. OLD BUSINESS

8. RENTAL RATE REPORT

9. STAFF LIAISON REPORT

A. Upcoming City Events

10. BOARD MEMBER COMMUNICATIONS

11. ADJOURNMENT

The Gardena Rent Mediation Board will adjourn to the next meeting at 7:00pm on May 20, 2026.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

_____/s/ MINA SEMENZA

MINA SEMENZA, City Clerk

Date Posted: April 10, 2026

MINUTES
Regular Meeting Notice and Agenda of the
Gardena Rent Mediation Board
Wednesday, March 18, 2026

The Regular Meeting Notice and Agenda of the Gardena Rent Mediation Board of the City of Gardena, California, was called to order at 7:00 PM on March 18, 2026, at the Management Information Center (MIC) – Council Chambers.

PARTICIPATE BEFORE THE MEETING by emailing the Gardena Rent Mediation Board at publiccomment@cityofgardena.org by 4:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

1. CALL TO ORDER

<u>Tenant Representatives</u>	<u>Owner Representatives</u>	<u>At-Large Representatives</u>
VACANCY	Gerlin Munoz	Florence D. Bagsby
Margie Hoyt	VACANCY	Joanne Brown
Ki Young Park	VACANCY	Paul Hall
April Pamplin	Jack Nemeth	Woods Woolwine
VACANCY	Annie Roddy	Doris Sims

The meeting was called to order by Jack Nemeth at 7:00 p.m.
The following members were present: Jack Nemeth, Florence Bagsby, Gerlin Munoz, Doris Sims, Joanne Brown, Margie Hoyt, April Pamplin, Paul Hall, Woods Woolwine, Annie Roddy, and Staff Liaison Alejandra Orozco.

2. PLEDGE OF ALLEGIANCE

A. Led by Woods Woolwine.

3. PUBLIC COMMENT

A. Carlease Burke, Gardena resident, attended the Board Meeting to see if she is interested in joining the Board; she introduced herself to the Board.

4. APPROVAL OF MINUTES

A. February 18, 2026 – Minutes

MOTION: A motion was made by Doris Sims and seconded by Joanne Brown to approve the minutes of the February 18, 2026, meeting.

Ayes: Jack Nemeth, Margie Hoyt, Woods Woolwine, Gerlin Munoz, Annie Roddy, Paul Hall, Florence Bagsby, Doris Sims, Joanne Brown, April Pamplin

Noes: None

Absent: Ki Young Park

5. **NOTICES / REMINDERS**

A. None

6. **NEW BUSINESS**

A. Resignation of Cassandra Villa:

- Cassandra, a Tenant Representative, has resigned from the Board effective March 13, 2026.

B. Selection of New Vice Chairperson of the Board:

- Chairperson Jack opened up the nominations for Vice Chair, and Gerlin Munoz nominated himself. Gerlin Munoz was the only nomination received.

MOTION: A motion was made by Jack Nemeth and seconded by Joanne Brown to appoint Gerlin Munoz as the new Vice Chairperson of the Board.

Ayes: Jack Nemeth, Margie Hoyt, Woods Woolwine, Gerlin Munoz, Annie Roddy, Paul Hall, Florence Bagsby, Doris Sims, Joanne Brown, April Pamplin

Noes: None

Absent: Ki Young Park

C. Schedule Case #588:

- This Case is now closed. The landlord has re-issued a New Notice of Rent Increase at 5%.

7. **OLD BUSINESS**

A. Report on Case #586:

- This case was dismissed. The Property Management Team did not provide the proper Authorization letter from the landlord.

B. Report on Case #587:

- This case was settled through mediation. The rental increase was cut in half for the mobilehome homeowner.

8. **RENTAL RATE REPORT**

A. Rental Rate Report was provided by Joanne Brown:

- 12 units were leased within the last 30 days.
- There were 18 active listings as of March 18, 2026.

9. **STAFF LIASON REPORT**

A. Upcoming City event flyers were shared with the Board.

10. **BOARD MEMBER COMMUNICATIONS**

A. None.

11. **ADJOURNMENT**

The date of the next meeting was set to be held on Wednesday, April 15, 2026. A motion was made by Paul Hall and seconded by Gerlin Munoz. The Meeting was adjourned at 7:12 P.M.

SUBMITTED BY:

APPROVED BY:

Alejandra Orozco, Staff Liaison

Jack Nemeth, Chairperson