



## Minutes

DUBLIN VILLAGE OFFICE 300LEBANON AVENUE  
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The Colchester Housing Authority met on October 18, 2018 for its monthly business meeting at Dublin Village. In attendance were: Janet LaBella Chairperson, Marion Spaulding Vice Chairperson, Denise Salmoiraghi Treasurer, Lou DelPivo Tennant Commissioner, Robert Gustafson Executive Director.

The meeting was called to order at 7:00 PM

The meeting minutes for September were reviewed: a motion was made by Lou and seconded by Denise to accept the minutes as submitted: the motion passed unanimously.

The financial statements for September were reviewed: a motion was made by Denise and seconded by Lou to accept the statement as submitted: the motion passed unanimously.

**Additions to the agenda - none.**

**Public Comment – none.**

### Communications

10-15-18 Rob received an email from Gil Kaback in response to the CHA request regarding filing a complaint against DeMarco Management for the "lack of" management which caused the water damage/pipe burst in the vacant unit at Breeds Tavern.

10-16-18 Rob received a call from Lilia Kieltyka, of DOH who is the Project Manager for the upcoming SHHP project. Apparently, Rob was also contacted by the Project Manager, Jessica, from CHFA, DOH and CHFA will be the administrator for this grant process.

10-16-18 Rob met with Andy of DEF and Eric Sullivan from Sullivan paving regarding the revised paving and line stripping plan to be installed at Dublin Village in Spring 2019.

10-16-18 Jackson Doyle of JF Energy Proposals dropped off the revised Breed's Tavern energy upgrade proposal. Rob reviewed the revisions with the Board and it was agreed that the proposal was outside of the budget we would pass.

### Report of the Executive Director

Rob will be out on medical leave beginning 11/20/18. Rob reported that a resident of Dublin Village who complained about mold in her unit contacted the Colchester Health Department, Rob inspected the unit, he detected mold on the back of a speaker. While the resident was away, Rob cleaned the dust out of the bathroom exhaust fan and dismantled the heat pump for a thorough cleaning to assure there was no dust or mold present. The Health Inspector came to inspect the unit and filed a report that the residents speaker did have moldy spots and a small amount of mold was present on the exterior window jam and there were two small holes in the vinyl siding. Upon Robs re inspection he discovered the black spots the health inspector referred to were actually dirt stuck to the packing tape residue left from when the replacement windows were installed. He cleaned the residue off the window frame and patched the two small holes in the siding. The windows, doors and siding throughout the entire village are to all be replaced in 2019.





**Report of Executive Director – continued**

The Fire Alarm System is back online at Dublin Village and was tested at 12:27 am 10-18-18 when a resident burned something she was cooking. The Sewer Pump has yet to be fully repaired. DEF is very near completion of their contract work. Rob reported receiving funding of RAP and RSC for two (2) quarters. The Ponemah Village resident who is being evicted is very near to being completely moved out. A relative of a Ponemah Village resident who is in rehab trespassed and broke into his mom's unit. Rob secured the resident's unit so that no further entry can be made. The mandatory monthly Resident Meetings at Breed's Tavern are being poorly attended, Rob mailed out a letter to all Breed's Tavern Residents re-instituting late fees and missed meeting fees effective November 1. Many repairs have been completed at Breed's Tavern: unit 3-4 a (longtime) leak and mold repair was completed; 3-5 leak in the upstairs toilet (shoddy work by previous contractor) was completed; 11-5 (vacant water damaged unit) demolish and removed all sheetrock that was moldy; 7-4 repair of broken garage door and closet door. Rob has been very satisfied with the new contractor who is completing the work. Brian has been updating the reports that the State of Ct requires which include a demographic report and waiting list information. There are currently 12 interested applicants for Breed's Tavern and 68 applicants on the waiting list for Dublin/Ponemah Village.

**Report of the Tennant Commissioner:**

Lou reported that Dublin Village residents are starting to hibernate for the winter.


**Unfinished Business**

Rob brought the truck, which has been used for five winters, up to Crowley Ford (DAS Vehicle Procurement Contractor) to get a trade-in value. There was discussion that the sander should be replaced as well, Rob will get pricing for replacement of the truck/plow/sander.

**New Business:**

Marion will research whether Colchester Housing Authority can have an alternate member on the board.

A Motion to adjourn the meeting by the Chairperson at 7:41 pm – unanimously accepted.

Respectfully submitted, *Marion Spaulding*  


Marion Spaulding, Vice Chairperson  
CC: Town Clerk

