



2018 SEP 24 AM 11:44

DUBLIN VILLAGE OFFICE 300 LEBANON AVENUE
COLCHESTER, CONNECTICUT 06415

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John F. Sullivan
JOHN F. SULLIVAN
DIRECTOR

Minutes

The Colchester Housing Authority met on September 20th 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. Also in attendance were Kate Forcier and Bacon Academy High School Sr. Quinn McKinley.

The meeting was called to order at 7:00

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

Additions to the agenda - none.

Public Comment

Bacon Academy High School Senior Quinn McKinley introduced himself and stated that he was present for an assignment for his AP US Government Studies/Policies class, Quinn is to attend a Colchester Town Committee Meeting, observe and complete a report.

Communications

Saturday 8-18-18 Lightning Strike at Dublin. Contacted our insurance company on the 20th.

The last Job meeting for SCBG was held on 9-13-18. Larry Wagner, Chris O'Neil, Andy Gil. Lou Delpivo and Rob & Brian Gustafson were in attendance. Review of the final work and final requests for payment was completed. The CHA will be responsible for the last payment to D/E/F of \$ 13,924.01 when all punch list items are completed.

I sent the final request for payment from the Pre-Dev funding to CHFA on 9-10-18. We should receive the balance left of \$ 12,252.52. In all our cost totaled \$10,660.81 over the 220,100.00 awarded.

I sent rfp's #1 for RSC \$3,732.00 and ERAP \$ 12,987.00

I've been working with the architect on the phase two rehabilitation plans for Dublin Village that was approved on 8-21-18 for the amount of 2,378,556.00.





Report of the Executive Director

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Lou called me during the lightning storm on 8-18-18 because of a huge strike at Dublin. The strike hit the service disconnect of heat pump on unit 37. It blew out the heat pump and then traveled through the electrical grounding circuit blowing the fuses and caused a pump seal failure in the sewer ejection pump system, it also traveled on to the fire alarm and security system for the office blowing out all of the surge suppression and equipment on its way through the village. I had fuses enough to get the sewer pumps running that evening. On Monday 8-20-18 Hungerford Pump, American Alarm and Thomaston Comfort were on site to begin repairs. We installed battery smoke detectors in all apartments and the community room. At this point the heat pump has been replaced, I purchased a new ejector pump and American Alarm has nearly replaced all of the fire alarm equipment.

We were summoned to Dublin one evening because a resident was pulling weeds from her flower garden and was attacked by ground dwelling yellow jackets. She was stung about 40 times and had left by ambulance before we arrived. We killed the nest.

We were also summoned to Dublin another evening for a sewer back up at unit 17. The unclogging of the line was completed just before 10:00pm. This line will require further investigation as it has repeatedly plugged. The resident denies flushing anything that shouldn't be flushed.

The two Breeds Tavern meetings were not well attended. At the Board meeting only the president and vice president attended. At the co-op meeting 11 of 21 members attended. It was voted on to have Sticks landscaping do the snow plowing this winter as his proposal was less than half of all the others. He also was voted on to replace the insulation in the two ADA crawl spaces. His work in those two has been completed, the residents of those units and I are very satisfied with his work. I have asked him to complete a few other maintenance items. He gave us a proposal to do any minor repairs at \$45.00 per hour with no service call fee. It was also voted on to have him do the demolition and mold abatement of the vacant unit at a cost of \$ 1,500.00.

Report of the Tennant Commissioner:

Lou reported that Dublin Village residents are happy construction is nearing the end and all residents are preparing for fall.

Unfinished Business- none

New Business:

Rob reached out to Eversource regarding the replacement of old light fixtures with energy saving new light fixtures and was contacted by a contractor from Torrington who came to Colchester and walked through Dublin/Ponemah Village(s) and Breed's Tavern. Rob shared the reports – monthly costs and savings over 10 years. One report needs to be revised to reflect the correct number of light fixtures. The Commissioner(s) reviewed the proposals. There was discussion regarding the advantages to the upgrades – the Board will make a final decision when the revised proposal is submitted.

Rob reported that the Colchester Housing Authority Truck/Plow should be replaced. Commissioner(s) gave Rob the green light to collect information and present cost(s) to the Board for replacement of the truck/plow.

A Ponemah resident requested a unit transfer for a non-medical reason, the request was denied.





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

Respectfully submitted,

Marion Spaulding
MS

Marion Spaulding, Vice Chairperson
CC: Town Clerk

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