

**EAST WINDSOR HOUSING AUTHORITY
REGULAR MEETING – JUNE 21, 2010
MINUTES**

CALL TO ORDER AND ATTENDANCE

The meeting was called to order at 7:00 p.m. by Chairman Boutin. Commissioners Lamb, LaMay, Legassie and Percoski were present.

ADDED AGENDA ITEMS

There were no Added Agenda items

MEETING MINUTES OF:

Regular Meeting – May 17, 2010

The minutes of the regular meeting of May 17, 2010 were reviewed by all Commissioners present. A motion was made by Commissioner Percoski, seconded by Commissioner LaMay to accept the minutes of May 17, 2010 as presented.

Percoski/LaMay

Unanimous

PUBLIC COMMENTS

Gary Taylor, Apt. 30, spoke to the commissioners at large regarding the fact that he has cats. He was extremely irate over the fact that he has been told that he is not allowed to have two cats. His defense was that they are very clean, have been fixed and that the issue of ownership of pets is not in the lease. The Executive Director, Jennifer DiMauro, spoke to Mr. Taylor at this point and told him that the lease did state that all policies and procedures as adopted by the Board of Commissioners need to be followed and that if all pertinent policies were put in the lease it would be at least 50 or 60 pages long. Mr. Taylor got even angrier, started yelling and using foul language and even asked Darlene Kelly if she did or did not tell him during his rent recertification that it would be ok for him to have more than once cat. Ms. Kelly responded to this by stating she honestly did not remember the question or her response. Mr. Taylor went on further to say that the policies were stupid, that the office was constantly giving out "(expletive)" and that he will not give up his cat. At this point both Chairman Boutin and Commissioner LaMay tried to diffuse the situation by calmly talking to Mr. Taylor, to no avail, he got even angrier and louder and threatened legal action. At that point he was asked to leave by Chairman Boutin and he gathered up his paperwork and stormed out of the community hall.

Alice Samson spoke up about the fact that there have been bicyclists in the complex and one almost collided with one of our residents. Chairman Boutin responded to this by stating that it was the time of the year, school is out,

and that there really isn't anything we can do about it except keep an eye out for these kids on the bikes.

The other issue that was brought up for discussion by a number of residents is the lack of parking spaces. It was brought to the attention of the board that when there is an event at the Community Hall the parking is taken up by the guests at the event to the point there is no place for the tenants to park. Ms. DiMauro responded to this by saying that we are looking into the situation and that we may have no choice but to go to assigned parking. Ms. Kelly also interjected that when the hall is rented for an event, she tells the people renting the hall that they and their guests can only park in the first parking lot and not in front of the community hall.

BILLS AND COMMUNICATIONS

Check Register - May 17 - June 16, 2010

The check register for May 17 through June 16, 2010 was reviewed by all commissioners present and all questions answered. A motion was made by Commissioner Percoski, seconded by Commissioner Legassie to accept the check register of May 17 - June 16, 2010 as presented

Percoski/Legassie

Unanimous

Bank Reconciliation May, 2010

The Bank Reconciliation of May, 2010 was reviewed by all commissioners present and all questions answered.

REPORTS OF THE EXECUTIVE DIRECTOR/RESIDENT SERVICES COORDINATOR

Early this month, Gardner's Nursery donated approximately twenty trees and shrubs to Park Hill, thanks to Karen Boutin. I wrote them a letter of thanks on behalf of the tenants and staff. The planting was done by our maintenance staff in several areas around the property and looks really nice/

Annual inspections of the apartments will be completed by the end of the month and we want to thank all of the residents for their cooperation with this process.

We are still awaiting a dozen more refrigerators from the CL&P WRAP Program. We were originally promised that we would have more delivered by the end of May, but due to the demand by CT housing authorities for this particular program, we are still waiting. Under the same program, we are also awaiting attic insulation, weather stripping ductless heating and cooling pumps. The funding for this is from the federal stimulus package, and the program appears to have stalled.

The lighting in our common areas at Park Hill, which include the community hall, parking areas and laundry facilities, have been evaluated by the CT Energy Efficiency Fund for upgrade of the current fluorescent fixtures. These fixtures are now considered to be energy inefficient and outmoded. After July 1st, most of these types of fixtures will no longer be manufactured and the ones that remain available will become very expensive. We are taking part in the initiative that will enable us to purchase new fixtures at a 45% savings for these areas. The new lighting will be more efficient, provide better illumination, be less costly over time and will last longer.

Over the summer, we are planning to replace another roof on one of the apartment buildings on the second level. This expense will be covered through our own funds. Prior to the roof replacement, some tree work will be done to cut back overhanging branches that have contributed to the deterioration of the roof.

As many of you are aware, we recently procured the services of an architectural firm to assist us with planning for some major energy savings renovations. Although funding for this major project remains unsure, I am working on some options and this project is very much on the top of my priority list for Park Hill. I am very concerned about the continuing high cost of our residents heating bills and I am committed to see these projects through.

Our annual picnic is planned for Friday, July 16th. A flyer with all the details will be included with the July newsletter. We hope to have 100% attendance this year.

REPORT OF THE RESIDENT SERVICES COORDINATOR

It has been a great month for me - very busy and many accomplishments. The following is what has been happening this month:

- I have contacted just about everybody with regards to scheduling appointments for their fans to be cleaned. Although this has been an ongoing process - it is just about done and if there is anyone that has been missed; please give me a call and I will schedule an appointment.
- I have made 13 home visits and have talked to a number of residents while walking about the complex.
- We had our Tag Sale on May 15th which I participated in and in preparation made signs to be put up around town as well as in various businesses.
- I assisted several residents in completing state required paperwork such as DSS reevaluations,

ConnPACE applications, SNAP applications, etc. Along that vein I also explored various web sites with special emphasis on hoarding.

- Helped out in the office stuffing envelopes, copying, etc. Also, made up the June calendar and with help delivered the newsletters.
- I have helped out with the Bingo and how have a good idea of how this fun and very popular activity works.
- I am in the process of contacting all residents with regards to the Vial of Life and hope to have one in every apartment by the end of the summer.

COMMISSION MEMBERS

Nothing from the commission members.

REPORTS OF COMMITTEES

There were no reports of committees

POLICIES AND PROCEDURES

There were no new Policies and Procedures

UNFINISHED BUSINESS

There was no Unfinished Business

NEW BUSINESS

There was no New Business

PUBLIC OPINION

Sharleen Craft took this opportunity to inquire about the Vial of Life and she was told that Carolyn Slead would be informed and we would make sure she got one.

Alice Samson had one more comment to make – she inquired as to whether or not the rest of the residents would be getting a new window like the one in Apt. 1. She was told that this was a demo and that there were no plans in the immediate future to change windows in the complex.

EXECUTIVE SESSION

- a) **Tenant Matters/Security Issues**
- b) **Land Acquisition**
- c) **Pending Legal Matters**

A motion was made by Commissioner Percoski, seconded by Commissioner Lamb to go into Executive Session at 7:28 p.m.

to include the Executive Director, Jennifer DiMauro and the Executive Assistant, Darlene Kelly as needed.

Percoski/Lamb

Unanimous

A motion was made by Commissioner Percoski, seconded by Commissioner LaMay to come out of Executive Session at 8:15 p.m.

Percoski/LaMay

Unanimous

There was no action taken

ADJOURNMENT

A motion was made by Commissioner Percoski, seconded by Commissioner Lamb to adjourn the regular meeting of the East Windsor Housing Authority at 8:19 p.m.

Percoski/Lamb

Unanimous

Respectfully submitted,

Darlene H. Kelly
Recording Secretary

