

East Windsor Housing Authority
Regular Meeting May 20, 2013

MINUTES

1. Call to Order and Attendance. The meeting was called to order at 7:00 p.m. by Chairman Legassie. Present were: Chair Legassie, Commissioner Percoski, Commissioner LeBorious, Commissioner DeSousa, Commissioner Burnham and Executive Director Jennifer DiMauro.
2. Added Agenda Items. Commissioner DeSousa made a motion to accept the addition of the following agenda items:

Keys and Knox Boxes

Journal Inquirer article of May 3, 2013

Budget for 2013/2014 FY

Election of Officers

Commissioner Burnham seconded and the motion passed unanimously.

3. Keys and Knox Boxes. Commissioner DeSousa asked several questions regarding the procedures for use of the master keys and recording of Knox Box usage. Executive Director DiMauro provided an outline of general use of the master keys and the authorities entitled to use the Knox Boxes. DiMauro also provided additional information regarding the tenants informal practice of providing spare keys to family and neighbors. DiMauro stated it is the Authority's standard practice of attaining stated permission prior to entering residential units for all maintenance and administrative activities.
4. Journal Inquirer Article of May 3, 2013. Commissioner DeSousa requested that each Commissioner is notified by the Executive Director prior to distribution when media coverage is likely regarding Housing Authority business.
5. Budget for 2013/2014 FY. Commissioner LeBorious inquired as to the status of the budget and when the Board would be provided drafts. Executive Director DiMauro answered that the Management Plan, which includes budget forecasting is actively being developed. Executive Director DiMauro

intends to present a draft for the next Commissioners meeting in June. An extension to file the Management plan with oversight agency CHFA has been granted. Commissioner LeBorious requested that the Board be noticed prior to requests for extensions.

6. Election of Officers. Commissioner DeSousa asked when the election of Officers was performed. Chairman Legassie stated that Officers were elected to terms during the Annual Meeting which is conducted the third Monday of each October as stated in the Bylaws of the East Windsor Housing Authority. Commissioner Burnham noted that there are vacancies among the Offices of the Board. Commissioner LeBorious suggested filling the vacancies now; Chairman Legassie instructed that the discussion of Electing Officers be tabled until the next meeting of the Commissioners.
7. Meeting Minutes of the Regular Meeting of April 15, 2013. Commissioner DeSousa made a motion to accept minutes, Commissioner Burnham seconded. Commissioner DeSousa requested that content of the discussion regarding the check registry be detailed in future minutes. She also request that editorials by the recording secretary be eliminated from the minutes. Commissioner LeBorious requested clarification of pronoun use in the structure of sentence phrasing. She noted that excessive "he and she" usage caused confusion. Commissioner DeSousa noted that the Director's Report should be attached to the minutes and not incorporated as recorded Board activity. Commissioner DeSousa noted that she was not present for a portion of the conversation as stated on page 17 and asked that the paragraph referring to her participation in a conversation be struck from the minutes. Commissioner Burnham requested a correction to the last sentenced in the third paragraph on page 1 reflecting his part in the construction of the Pavilion not the third level of Park Hill as stated. It was noted that comments made by Cherie Martyn on page 19, third paragraph from the bottom, be moved to Public Comment, and removed from the section of the minutes identified as Executive Session. Commissioner DeSousa requested the phrase "what had happened that day." as it appears on page 23 second paragraph to

the bottom be stricken and replaced with “any offense”. Commissioner Percoski made a motion to accept the amended minutes with the above detailed corrections. Commissioner Burnham seconded and the motion passed unanimously

8. Public Comment.

Cindy Thibodaux asked if minutes are posted. She then asked why a lawyer had to be present and expressed concern for costs.

Denise Menard provided flyers to the Commissioners regarding the Renters Rebate program. She provided the schedule of hours for home visits and when an intake specialist would be available at Park Hill Community Room. She was asked and confirmed that custom appointments would be allowed for exceptional circumstances.

Dale Nelson asked questions regarding the purchase of the maintenance vehicle and the Housing Authority’s procurement policy.

Selectman Dick Beckman responded to Commissioner DeSousa’s earlier stated question and reported that there is a record kept by the Police and Emergency Service Providers each time that the Knox Box is accessed. Mr. Beckman also suggested that the Authority may be able to benefit from the Town’s resources when procuring big ticket purchases.

Gary Taylor, Apt 52. Stated “I have been accused of mold and damages” Mr. Taylor then approached the Commissioners with papers he intended to hand out. Executive Director DiMauro suggested that if Mr. Taylor was interested in appealing a decision of the Executive Director in a matter only relative to his tenancy then he would be best served by following the Appeal Process as provided in the Authority Policy. Mr. Taylor continued to present his argument. Ms. DiMauro stated her concern that Mr. Taylor was inebriated and stepped away from the room with her cell phone in her hand. Commissioners Burnham and LeBorious instructed the Executive Director not to call the police. Ms. DiMauro returned to the room claimed her personal possessions and exited the meeting stating “I am done; you’ve got what you wanted I resign.”

Commissioner Burnham motioned for a five minute recess. The motion was

seconded by Commissioner Percoski and unanimously approved. The Meeting recessed at 8:15 p.m.

Chairman Legassie recalled the meeting to order at 8:20 p.m. and resumed public comment:

Natalie stated " I am very upset that Jennifer has left the meeting. I have watched how the board has targeted the E.D. and ruined Park Hill."

Mary Staples #46 Park Hill stated "I do not understand why we all have to listen to Gary, She felt threatened and thought the police should have been called. He has set fires and caused property damage."

Jean Swiggles #20 Park Hill stated "Every meeting I've attended nobody works together. Some Commissioners seem opposed to the Executive Director. Jen was doing a great job, Elizabeth Burns brought it down hill."

Cherie Martyn #84 Park Hill addressed the Board. "To the Commissioners, you don't know the residents you don't know the problems here. Jennifer understands the issues some tenants raise. She witnessed and was subject to verbal abuse from a tenant that I witnessed for twenty minutes" We want you to hear and understand that Jen D is one of the best things to happen to Park Hill. She is professional and friendly."

Bob Dayle #3 Park Hill asked if there were upcoming events planned for the Community Hall, he noticed that it closes everyday at 5:30.

Jean Swiggles responded that the Tenant Advisory Board was planning activities and events and that notices have been and will be posted.

Alice Sampson #4 Park Hill "I've been here almost fifteen years, I've never seen anything like this. There are cliques of power. I have no problems with my neighbors until Jennifer came here."

Dick Brown #51 Park Hill asked "Why are the residents here. All we have heard is Commissioners complaining. I wonder what is the purpose of this meeting."

Craft # 57, "What is the procedure for public comment? Commissioner Burnham responded that under point of order a conversation can not be engaged or questions immediately responded to.

Commissioner Burnham made a motion to schedule a special meeting for Wednesday May 23, 2013 to address Personnel Matters regarding the Executive Director and that an additional Special Meeting for Thursday May 24, 2013 with the same agenda also be posted. Once the Executive Director's schedule is confirmed one of the meetings will be canceled. Commissioner LeBorious seconded the motion and it was unanimously approved.

Commissioner LeBorious made a motion to retain the services of the Recording Secretary to assist with the posting of the Special Meeting. The motion was duly moved and unanimously approved.

Chairman Legassie entertained a motion from Commissioner LeBorious to adjourn the meeting of the Commissioners of the East Windsor Housing Authority, Commissioner Percoski seconded and the motion passed unanimously. The meeting adjourned at 8:50 p.m.

Respectfully Submitted

Sandra Desrosiers
Recording Secretary.