

East Windsor Housing Authority
Regular Meeting – May 21, 2012
MINUTES

CALL TO ORDER AND ATTENDANCE

The meeting was called to order at 4:00 p.m. by Commissioner Slate. Commissioners Burns, Legassie and Percoski were in attendance along with our liaison to the Board of Selectman, Jim Richards.

ADDED AGENDA ITEMS

Under Meeting Minutes of:

Annual Meeting – April 16, 2012

MEETING MINUTES OF:

Regular Meeting – April 16, 2012

The minutes of the regular meeting of April 16, 2012 were reviewed by all commissioners present. A motion was made by Commissioner Legassie, seconded by Commissioner Percoski to accept the minutes of the regular meeting of April 16, 2012 as presented.

Legassie/Percoski

Legassie – Aye

Percoski – Aye

Burns – Abstention

Annual Meeting – April 16, 2012

The minutes of the Annual Meeting of April 16, 2012 was reviewed by all commissioners present. A motion was made by Commissioner Percoski, seconded by Commissioner Legassie to accept the minutes of the Annual Meeting of April 16, 2012 as presented.

Percoski/Legassie

Legassie – Aye

Percoski – Aye

PUBLIC COMMENTS

Richard Frary, Apt. 5, questioned the board members present as to why he was not allowed to have Direct TV when he already had the dish on his building. Mr., Frary was referring to his having an abandoned dish on this building, left by prior tenant, reactivated by Direct TV. He stated that when he told maintenance staff of his plans, the worker had cautioned him about the new policy. Mr. Frary then stated that this policy was causing a monopoly with regard to one company in particular. Jennifer DiMauro, Executive Director, responded to the matter; first by prefacing with the fact that tenant issues, such as this one, should be brought directly to her for resolution. Jennifer informed Mr. Frary and the board at large that the Housing Authority has a grievance procedure for tenant issues, but she agreed to address this one in the public forum, as it pertained to equipment and not a matter of a personal nature. Jennifer read the actual policy regarding the installation of all cable. Internet and phone service, which provides residents with a choice of cable companies, provided that they comply with specific installation criteria; including but not limited to, concealed wiring, no mechanical attachments of any kind to the structures, and including the removal and disposal of defunct and unused equipment upon service termination. It was explained to Mr. Frary that the new policy went into effect recently, to avoid damage to the new roofs and to maintain an attractive appearance on the overall property. It was also explained that one cable company in particular routinely abandons satellite dishes no longer in use, and there are numbers of dishes left behind. This causes undue labor and disposal burdens on the maintenance staff. It was also stated that there are now only two or three residents who still have active satellite dishes in effect, and that the majority of the tenants found the dish service to be either too expensive, or very poor or failed reception.

Dale Nelson, Member of the Board of Selectman, spoke at this time and said that she had had an opportunity on Saturday to look at the improvements and was very impressed with all the renovations that we have been making to the property.

Karen Nasuta, Apt. 73, asked if the tenants would be notified when the windows would be installed and she was told that they would be given at least two days notice and that the maintenance men would be on hand to help move the heavy furniture, etc.

Alice Samson, Apt. 4, asked the Board members what they should do in case of a tornado or hurricane and where should they go. Dale Nelson, Jim Richards and Elizabeth Burns spoke to this question by stating that the only place that had a generator was the town hall and that would only be a warming station and a place to charge cell phones – no kitchen facilities or showers. Ms. Nelson went on to say that one of the items cut from the budget was a new generator for the High School.

BILLS AND COMMUNICATIONS

Check Register – April 12 – May 16, 2012

The Check register for April 12 – May 16, 2012 was reviewed by all Commissioners present and all questions answered. A motion was made by Commissioner Legassie, seconded by Commissioner Percoski to accept the check register of April 12 – May 16, 2012 as presented.

Legassie/Percoski

Unanimous

REPORTS OF THE EXECUTIVE DIRECTOR/RESIDENTS SERVICE COORDINATOR

The construction work on the roofs is complete and we have started window installation. There was a brief delay with the window installation

schedule, due to a problem with the order having the wrong type of latch. The latches that were ordered were a special item for use by the elderly and disabled. The latches that the window company specified did not match our request, which resulted in a slight delay. The Housing Authority will provide at least two days notice to the residents ahead of the installation. Maintenance staff will be on hand to assist residents in moving any heavy furniture out of the way to remove the blinds. The work has already begun on the second level and will proceed up to the third level and then back down to the first level. The doors will be installed last. Residents are welcome to view the new windows and the doors, from the outside of unit #70, if they are interested in doing so.

Residents are reminded that Wednesday is mowing day, at Park Hill, weather permitting. When the landscapers are in your area, please vacate the areas until they are finished for your safety and so the workers can get the area completed.

The Maintenance Staff refurbished two apartments over the past month and our RSC has been busy welcoming some new residents, providing help with forms and filling out the File of Life Magnet information. Coffee hour on Tuesdays continues to be very successful with many residents attending. The visiting nurse coordinates with the Coffee hour time monthly for checking blood pressures and sugar levels. An orthopedic shoe provider also offered a free presentation on special shoes.

The Housing Authority has purchased three 10 x 12 ft. gazebos for the resident's use. The gazebos were purchased from funds that the Authority received from C. L. & P., as payment for completing over twenty seven low budget worksheets over the past winter season. The gazebos will be located in the following areas, on the first level by units 19 through 30, to provide shade due to having to remove a large tree damaged by the storms. The other two will be installed on level 2 and one on level 3, with the locations to be determined. Staff expects to install these by the end of June, weather and work load permitting.

The Housing Authority has scheduled two dates for residents to sign their leases for the new leasing period. Residents in units 1 - 40 are asked to come to the Community Hall between 9:00 and 12:00 on Thursday, June

28th and units 41 – 84 same time on Friday, June 29th. We will provide reasonable accommodation visits to any resident who is unable to come to the hall on those dates.

Due to the renovations on the property, our annual picnic has been moved to Sept. 14th. More information will follow, but all residents are welcome to attend and there is no charge for the event. Entertainment and Hayrides around the upper field have been arranged.

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

Renters Rebate – Commissioner Burns

Commissioner Burns spoke to the people present about the Renters Rebate and gave the Board and staff of the Housing Authority formational packets. Lori Butenas from the Human Services department will be at Park Hill on Monday, July 23rd and Thursday, July 26th from 9:00 – 1:00 in the Community Hall to take applications.

PUBLIC COMMENTS

Commissioner Burns took this opportunity to inform everyone present that there is an FOI (Freedom of Information) meeting scheduled for Wednesday, May 30th at 6:00 p.m. at the East Windsor Town Hall and she encouraged everyone to attend.

EXECUTIVE SESSION

Pursuant to CGS Section 1-200(6) Litigation

A motion was made by Commissioner Percoski, second by Commissioner Legassie to go into Executive Session at 4:45 p.m. to include the Executive Director and Executive Assistant as needed.

Percoski/Legassie

Unanimous

A motion was made by Commissioner Percoski, seconded by Commissioner Legassie to come out of Executive Session at 5:09 p.m.

Percoski/Legassie

Unanimous

No action taken.

ADJOURNMENT

A motion was made by Commissioner Percoski, seconded by Commissioner Legassie to adjourn the regular meeting of the East Windsor Housing Authority at 5:15 p.m.

Percoski/Legassie

Unanimous

Respectfully submitted,

Darlene H. Kelly
Recording Secretary