

MINUTES

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Seymour Housing Authority

➤ 887th Meeting

The 887th Meeting, a Regular meeting of the Seymour Housing Authority, was held at Smithfield Gardens Assisted Living in the Multipurpose Room located at 26 Smith Street, Seymour, on Wednesday, September 8, 2010 and was called to order by Chairperson White at 5:30 p.m.

➤ Roll Call

Answering the Roll Call were Commissioners Bellucci, Dota, and White. Executive Director David Keyser and Attorney Gregory Stamos were also in attendance.

➤ Public Session

None

➤ Previous Minutes

Chairperson White introduced the previous meeting minutes of the 886th Regular Meeting.

Commissioner Bellucci motioned to accept the minutes of the 886th Regular Meeting, August 4, 2010. Commissioner Dota seconded the motion. Chairperson White stated that the minutes of the 886th Regular Meeting included Attorney Stamos and he was not present at the meeting. Commissioner Bellucci amended the motion to correct the attendance of Attorney Stamos. Commissioner Dota seconded the amended motion. Chairperson White acknowledged the motion and its second and asked all in favor of the motion as amended to vote aye. Voting aye were Commissioners Bellucci, Dota, and White. Chairperson White declared the motion carried.

➤ Bills & Communication

Chairperson White introduced the Bills. (See Exhibit I)

At 5:36 P.M. Commissioner Horelick joined the meeting already in progress.

After detailed discussion, review and questions Commissioner Dota motioned to approve the bills as presented and authorize payment of the bills. Commissioner Bellucci seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Dota, Horelick and White. Chairperson White declared the motion carried and the Bills approved for payment as presented.

MINUTES

The Executive Director explained and discussed the pertinent correspondence.

Chairperson White asked for a Change in the Order of the Agenda to discuss New Business item, Security Cameras with invited guest, Adam Thermos of Strategic Technology Group.

Commissioner Bellucci motioned to Change in the Order of the Agenda to discuss New Business item, Security Cameras with invited guest, Adam Thermos of Strategic Technology Group. Commissioner Horelick seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Dota, Horelick and White. Chairperson White declared the motion carried.

Adam Thermos discussed his services involved in designing a security camera system for the Seymour Housing Authority's Moderate Rental Family, Norman Ray House, and Callahan House & Smithfield Gardens Assisted Living. He distributed sample specifications and discussed how he would seek funding for the Seymour Housing Authority to add to its security and surveillance.

Chairperson White asked if the cameras could be added to the existing cameras and monitors we currently possess in the elderly developments.

Adam Thermos responded that we would just be adding to the cameras and connecting them to the internet so they could be monitored remotely. He stated that cameras would be added to the building to view the parking lots and back yards of the elderly property.

Further discussion followed and the Executive Director stated that he would research the matter further, but recommended that we consider this plan.

Mr. Thermos was thanked for his attendance, and the regular order of the Agenda was resumed.

➤ Executive Director's Report

See Exhibit II

➤ Old Business

None

MINUTES

➤ New Business

Chairperson White introduced the Norman Ray House Federal Budget. (See Exhibit III)

The Executive Director discussed the budget and particularly the rental income. He stated that this is being submitted for effective date of January 1, 2011 and it includes subsidy need retroactive to October 1, 2010. He reviewed the expense line items in summary. After some brief discussion, Commissioner Horelick motioned to accept the Norman Ray House Budget for 2011 as presented and to authorize the Executive Director to submit it to HUD. Commissioner Bellucci seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Dota, Horelick and White. Chairperson White declared the motion carried.

Chairperson White introduced the State Moderate Rental Budget. (See Exhibit IV)

The Executive Director discussed the budget and particularly the proposed \$15.00 base rent increase. The Executive Director states that a \$0.00 base rent increase would provide less of a provision to Repairs Maintenance and Replacements. Discussion followed and Commissioner Horelick motioned to approve the 2011 Moderate Rental Management Plan including the \$15.00 base rent increase and to authorize the Executive Director to submit it to CHFA for approval. Commissioner Bellucci seconded the motion. Discussion followed regarding the affordability of the \$15.00 base rent increase amongst the residents of the Moderate Rental Program. Chairperson White commented that many residents are on a fixed income. Further discussion followed and Commissioner Bellucci motioned to amend the motion by Commissioner Horelick to approve the 2011 Moderate Rental Management Plan to include a \$10.00 base rent increase and to authorize the Executive Director to begin the 90-day process of notifying the residents and holding a public hearing on the rent increase, collecting input and submitting the budget to CHFA for approval. Commissioner Horelick seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Dota, and Horelick. Chairman White abstained from voting to avoid a conflict of interest. Chairperson White declared the motion carried.

Chairperson White introduced the Rev. Callahan House Federal Budget. (See Exhibit V)

The Executive Director discussed the budget. He stated that this is being submitted for effective date of January 1, 2011. He reviewed the expense line items in summary. After some brief discussion, Commissioner Horelick motioned to accept the Rev. Callahan House Budget for 2011 as presented and to authorize the Executive Director to submit it to HUD. Chairperson White seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Horelick and White. Commissioners Bellucci and Dota abstained from voting to avoid a conflict of interest. Chairperson White declared the motion carried.

MINUTES

Chairperson White introduced the Smith Street Assisted Living 2011 Budget. (See Exhibit VI)

The Executive Director discussed the budget. He stated that this is being submitted for effective date of January 1, 2011. He reviewed the expense line items for both Core Services and Operational Expenses in summary. He also reviewed the Core Services and Operational Income. He commented that the Operation is subsidizing the Core Services. After some brief discussion, Commissioner Dota motioned to accept the Smithfield Gardens Assisted Living budget for 2011 as presented and to authorize the Executive Director to submit it to CHFA. Commissioner Horelick seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Dota, Horelick and White. Chairperson White declared the motion carried.

➤ Any Other Business

Commissioner Dota remarked about speeders on Smith Street and individuals driving up Smith Street the wrong way. The Executive Director responded that the best way to address the issue is to attend Seymour Police Commission meetings to request more patrol or street signs. He stated that this complaint was made to him during prior meetings with the Resident Council. He stated that since that meeting, a notice has gone out to all Smithfield employees and the Contracting Agency employees. He stated that he thought he received cooperation from Utopia and the Aides, as well as Unidine and the Food Service people. He stated he would revisit this with Management of these two companies.

➤ Adjournment

Chairperson White asked for a motion to adjourn the 887th meeting of the Seymour Housing Authority. At 7:20 P.M. Commissioner Bellucci motioned to adjourn the 887th Meeting of the Seymour Housing Authority. Commissioner Horelick seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor by voting aye. Voting aye were Commissioners Bellucci, Dota, Horelick and White. Chairperson White declared the motion carried and the 887th Meeting, a Regular Meeting, duly adjourned.

Submitted by



David J. Keyser, Secretary and
Executive Director