

# Housing Authority, Town of Plymouth

## MINUTES – May 25, 2016 - MINUTES

The Special Meeting of the Housing Authority was called to order at 6 p.m. by Chairman Vin Klimas in the community room at Gosinski Park. The pledge was recited and the roll was called.

Members present were:

Vin Klimas	Harold Sturgeon	Beth Reese
Mike Drozdick	Councilman John Pajeski	

Heidi Caron was excused

Barbara A. Postawell  
TOWN CLERK  
16 JUN - 2 PM 2:55  
PLYMOUTH, CT  
TOWN CLERK'S OFFICE  
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### Guest:

Att'y Mike Wrona.

### Public/Resident Comments:

Nothing

### Legal Opinion-Resident Member Michael Wrona, Atty:

*Michael Wrona*--Was retained by Housing Authority Chairman, Vin Klimas for an opinion of the term of the resident commissioner, Beth Reese. Statute says 5 yrs. Ballot said 3 years. Chair had ballot with no term, prob a draft. He did lots of research. No clear cut term. Reviewed all items which were given to him to help with the decision. Review showed no clear term. Looked at 8-61 GSS from 2011 sub sec C which tells authorities how to go about having an election. Statute talks about APPOINTMENT not elected. Term was not changed by legislature to be anything other than a 5 yr. term. Tried to Resolved the ballot conflict. Statute seems incomplete, i.e. polling place, appointed term, etc. all are clearly stated. Ct case law says when you have a mandatory section of statue you must follow that statute. Can't disregard statute. Came to conclusion that this should be a 5 yr. term. Last term ended 2013. Vote was to finish out an unexpired term so it ends in 2018. The legal opinion was distributed to all present. Vin asks that everyone please take it home and read it and digest it and we will go over it next month with any questions etc. anyone might have.

*Question*—Avis Flanders Apt 4.—Believes Term was to begin in 2013 so isn't the term till 2018?

Vin states one of the confusions—this is not the "Plymouth Housing Authority they are OF THE TOWN so the official name is Housing Authority of the Town of Plymouth". This is a quasi municipal agency established by the town of Plymouth but not run by the town.

### Letter from Seaborne and Malley:

Bobroski challenged this Housing Authority saying that he is owed money from his stint as the previous management co.

### Status of 4 Unit renovations:

*Harold Sturgeon*—repairs are almost done. Just one window needs repair. He tried to contact the original window company but they are out of business so he will look for another. Will meet with Clarence tomorrow and hopes to get a CO for that unit. Blake Construction has ben very easy to work with. They have been avail 24/7. Heater mentioned last month is all fixed. Person who did the original work on it has had personal problems. Harold found someone else who fixed it.

### DeMarco Management Monthly Reports:

#### Financials

Matt Fontaine - loss of just over 6k. With 6 vacancies that is the issue.

Financials were gone over with all questions answered by Matt. There will be a walk through tomorrow.

Month by month is quite consistent. Locked in with a 20 month supplier.

Discussion on cleaning up brush etc. Some stuff can't be reached to prune, other stuff needs to be disposed of.

One resident suggests they get something to put the clippings in for disposal. The landscaper has worked overtime now and then but not too often. Winter maintenance will need 4-5 people to clear snow, ice etc. Page

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3 suggests 33 hours for the maint. He now does 25 hrs. a week. Need 8 hours more to do summer mowing. Once mowing season is done possible additional staff to make 30 hrs. After 30 he is eligible for health insur. This will come at a cost to Demarco / Housing Authority. Pg. 4 total column on right side is negative \$1006.70. Pgs. 3 & 4 show options for upping maint. hours. Pg. 5 shows 33 hrs. now (with health insur.) then down to 25 in winter (no health insur.). **Motion by Vinny to accept financial report including the options for increasing maint hours. Second by Beth. Motion passed.**

### **Monthly report**

*Karen* - Notice to unit 11 to vacate by the end of the month. Spring clean-up headed up by Heidi was very successful. Everything looks beautiful. Renters rebate is available this month. Vin asks that residents be informed by Karen. She will ask Heather to come and talk about the rebate. A flyer will go out to all the residents. Units 9, 12, 15 & 52 have been renovated. Bed bugs have been sighted in one unit. That unit hasn't prepared for that extermination. This is a very costly procedure and Harold wonders if the resident has been identified. Karen says yes and she can charge back for the cost of extermination but this resident isn't doing what is necessary. The application has cost us \$300 so far. The likelihood that anyone else has them is very unlikely. If you had them you would see little bites. Karen cautions all to be careful buying used furniture. Councilman John Pajeski wonders if a program to have an exterminator come in to look at all units and to inspect for bed bugs etc. could be implemented. Vin suggests a standard pest inspection might be fine. Karen suggests yearly inspections throughout the whole park. Karen will look into and co-ordinate this.

### **Pet management:**

*Karen* - All residents responded to a memo that Karen sent out about pets. She states that all but one dog is registered with the town. Cats are another issue. They must be registered with the Housing Office. The town does not require cat registrations like they do for dogs. Dogs must be on a leash, cats are indoor cats. If outdoors they will possibly catch rabies/fleas so must have all shots. No procedure has been implemented for cats. No cat litter should go down toilets!! Possibly only their poop with no litter attached.

### **Waiting List Options**

Chairman Vin says please call the office for a work order if you need things done. A log is kept so proper supplies can be in stock and ready to be used for your issue.

Maintenance Person/Finance Options  
See above, "Financials"

Long Term - Major Renovations

### **Status Resident Issues**

Heidi was able to get kids from THS here to do spring clean up. See above, "Monthly Report".

Parking Permit—Complete

Computer Grant—being worked on.

Thank you to all THS students who helped with the Spring Clean up.

Motion to adjourn by Mike. Second by Beth. Meeting adjourned at 7:33.

NEXT MEETING WILL BE JUNE 20, 2016.

Submitted by,  
Barbara Rockwell  
Recording Secretary