

HOUSING AUTHORITY of the Town of Plymouth

MINUTES – July 18, 2016 - MINUTES

1. The regular meeting of the Housing Authority was called to order at 6 pm by chairman Vinny Klimas in the Community Room of Gosinski Park. The pledge was recited the roll was called. Members present were:

Heidi Caron	Vin Klimas	Mike Drozdick	Beth Reese	Councilman John Pajeski
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2. **Minutes:**

Motion to approve and correct the June 20 minutes by Chairman Vinny. He would like the minutes to correct Pg 3 bottom to say "Draft by-laws were handed out 6/17/2017". Second by Mike. Chairman Vinny opens comments on the minutes to the residents present. Kate (a resident) asks for a correction- She states that Vinny said two weeks not the "next meeting". She would also like to remove "covered with loom but not good enough", says it was covered with loom AFTER the stump was removed says she never said "Not good enough". Also the estimated "3-4k" should say 3-5k. Original corrected motion passed. **Motion to approved the revised minutes by Chairman Vinny second Heidi.**

Motion Passed.

July 7th mins-- no quorum to approve these mins- tabled by vin second by Heidi.

3. **Great Job Heidi Caron, everyone who worked so hard to make a fun time Independence Day resident picnic.**

Residents said it was a very nice picnic, they all enjoyed their selves. Vin thanks the Rec Dept for bringing chairs over. Vin believes having social events helps bring happy days happy residents.

4. **Public Comment:**

Crystal - states there is a lot of bullying in the park. She was at a friends house here and someone was parked in her spot and she was asked to call the police to have it moved. She likes to walk around the park regularly and gets bullied by a resident. ---- Lots of noise around Apt #45 John Graham's unit. A person in #44 shoving furniture around 6pm to 12:30 almost daily and sometimes later like 2:30 a.m. A very rude person spits in front of Johns unit. Karen says it's the first time she has heard of this. Heidi has gone to visit the people who move furniture with an interpreter to talk to them. We have to do certain procedures to get this done properly. John said "he" uses his grill as an ashtray too. Chairman Vinny would like to have a meeting with everyone who has complained about this person. Some other issues might never have been addressed in the past. This has been going on for a year with John's written complaints also since then. Chairman Vinny will address all of this at a "higher level" at another time. John asks about the lady in Unit 3. She is rude to residents etc. Walked into his apt too.. Chairman Vinny suggests he call the police if this happens again. Carol #35 states she has had problems from that lady too. She gives her the finger all the time. Also uses the F word and screaming and yelling. Kate – states the man also is rude. He stands behind a car and appears to be holding something. He harassed her and said things about her dog. Leon – a lot of this has to stop. It's coming down to slander, verbal abuse. He has called the cops for help. His door is broken a chair too. --- Chairman Vinny states that the maintenance man has NOT been fired. It's a rumor.

5. **Demarco Property Management Monthly Reports:**

Maria DeMarco/Financials and Karen Park Mgr.

Monthly Report from Karen

Karen says the internet and phones have been up and down today so sorry about that. It affects her too. Tenants on wait list, about 8 including expected move-ins. Applications have been sent out to several places. 53 occupied 7 unoccupied units. So 93% occupied. Unit 9 and 16 are avail. Unit 27 is rescheduled. Unit 33 just came on. Unit 12 new resident, Pamela who is present tonight. Welcome Pamela. Karen is hoping to do a resident referral incentive in the near future. Town web site needs to be updated, she will contact the webmaster at webmaster@plymouthct.us. --- Bed bugs inspection was scheduled. The exterminator will be coming soon. Residents need to remove bed coverings for this. This will happen in the next few weeks and everyone involved will be notified ahead of time. Landscaping has been done and he has done a great job. He has to move residents furniture to mow. These items should be moved by the residents if possible. They need to know in advance when he will be mowing.

Karen thanks the commission for the holiday picnic. It was great. Wheeler came recently to do blood sugar/pressure etc. and will be coming back to do a dental clinic. Everyone in the room gave Kudos to Karen for doing a great job. She is getting to know residents and they are starting to come to her when they have any concerns.

Monthly financial Report

Maria--Below budget projections by about 4k due to the vacant apts. Legal fees have exceeded the budget and the Holiday picnic put her over budget also but that was for a good thing. Future projection is that we will be under budget in the long run.

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Motion by Mike to accept the Semi Annual Affidavit for Financial Statements with any other further questions to be asked at a later date. Second by Heidi. Motion passed.

6. **Status of Unit renovations** - Harold Sturgeon – not present but Chairman Vinny states everything is progressing well.

7. **Status of 2 Field St. Chairman Vinnie Klimas:**

No one bought the house at the foreclosure sale. There is a legal requirement for Housing Authority. Need to have a resident/public hearing which has to be advertised two times. HUD might look into purchasing this property. If they do buy we could get it for a lot less. Beth states if we get that property we could possibly have a laundry on that side of the park. Hearing will probably be sometime in August. All residents are welcomed to come and voice their opinions on this possible purchase.

8. **Peter Hance, Affordable Housing Collaborative Housing Consultant:**

Money is still available from the state. We need to go for it ASAP. It wasn't cut from the state budget but if it sits there much longer you never know what the people that do the budget might cut it in the future.

Would like to see a public hearing as soon as possible. Would also like to have a round table discussion. Vinny suggests it could be right after the hearing. Then they could meet with the state officials. Need to do this to ask if they like what we are doing. Should a local delegation go the state?

There are some issues in Kates unit. Electric needs to be repaired and her stove needs repair. Ron will see her tomorrow about all of this.

Peter states there is money available in Htfd. for emergency repairs. Up to 50k. Application is easy to fill out, just a few pages. He also looks forward to the public hearing and being part of the workshop sessions.

Plymouth qualifies for rural housing money also. Another one is the "515" program a direct loan from USDA for current or new projects.

9. **Revised By-Laws:**

By-Laws were passed out at the last meeting. They were revised 7/12/2016. Added conflict of interest, Emergency and disaster clause. Other issues/items were discussed and added. Biggest change is adding committees to help with the residents concerns. Chairman Vinny had a couple new additions tonight. **Motion to accept the new by-laws with the new parts inserted tonight by Chairman Vinny second by Beth. Motion passed.**

10. **Resident Term Issue-**

Letter passed out to members and will be discussed at the next meeting.

11. **Other Old/New Business**

Kate- talks about the issue with her dog and the insurance question. Chairman Vinny comments; the insurance comp. needed to pass the information on but this didn't happen. It was sent to DeMarco's insurance person and he thought it would go to the insur co after that. It was not sent out. Vinny states that tomorrow he will make sure it goes to the insurance comp. within the next 48 hours. Kate says she will get all the paperwork to him ASAP.

Heidi reports on the residents council meeting. Good discussion. Will have another on Sept 9 in the afternoon at 2pm. Positive comments about the Christmas program.

12. **Adjournment**

Motion to adjourn by Mike second by Heidi. Meeting adjourned at 7:25 pm.

Next regular meeting will be August 15, 2016, 6pm at Gosinski Park.

Submitted by,

Barbara K. Rockwell

Recording Secretary