

HOUSING AUTHORITY OF THE TOWN OF PLYMOUTH

30 Ronald Rd., Gosinski Park- Community Room, Terryville , CT. 06786

7/17/2017 Regular Meeting Minutes

Roll Call. Voting members attending: Vinnie Klimas, Chairperson; Harold Sturgeon, Vice-Chairperson; Beth Reese, Resident Elected Member and Secretary; Mike Drozdick, Treasurer. Heidi Caron, RN, was ill and couldn't attend. Others Non-voting attending Matt Fontaine, CPA, Controller – DeMarco; Karen Kaczinski, Property Manager – Demarco; and five residents.

The Chairperson called the meeting to order at 6:05PM; everyone recited the Pledge of Allegiance; and the Chairperson recited the invocation of "God Bless America, Plymouth, and everyone at Gosinski Park." The 6/19/2017 Regular Meeting Minutes were distributed and read, HSturgeon moved to accept, VKlimas seconded, and approved by all. And the 7/10/2017 Special Meeting Minutes regarding hiring the Housing Consultant David Berto, President's "Contract for Consulting Services: Gosinski Park SSHP Rehabilitation" were distributed and read; HSturgeon moved for acceptance, MDrozdick, seconded it, and all approved accepting the Minutes. Also Attached to the Special Meeting Minutes was a detailed 5 page "Proposal' for Housing Development Consultant Services for Gosinski Park" which is a part of the Contract that was discussed at the Special meeting but inadvertently not attached. Copies of the "Proposal" were distributed and read; VKlimas moved to approved the "Proposal," BReese seconded the motion and all voted yes to accept and approve the "Proposal" as part of the Housing Consultant

Contract. Mr. Klimas stated he will facilitate a meeting between Mr. Berto, Housing Consultant and Tom Acari, AIA as soon as possible.

Public Comments:

- Crystal Doyle mentioned that the term issue of a 3 year ballot which is nearly up needs to be addressed, and as options as described by our Attorney she recommends going to the residents and asking them to spend up to \$5000 for a Judge's Declaratory Statement. Mr. Klimas stated he will address this issue latter in the meeting within the last Agenda item on the Committee Reports section. She also stated her sister needs to have some minor repairs in her bathroom.
- Catie Rutkowski, complained on: recent access to her ex-husband's unit, present problems with the new Pet Policy as not being compliant to the ADA service dog requirements, past fire alarm and call bell problems; past funds provided to address a tree root problem that caused her dog to be injured and she needed funds to pay for a vet's bill and medicine for her dog which was a component the larger service dog injury insurance event. She expressed her negative opinions to those events and wanted to remove the Chairperson because she didn't like how the events were handled by the Chairperson. Mr. Klimas comments were, while she is entitled to have her own opinion; Mr. Klimas' disagrees with her opinion and comments to what occurred during those events. Mr. Klimas' opinion is that the situations were and are being addressed in a fair, consistent, and productive manner.

Mr. Fontaine distributed and discussed the June 30, 2017 Monthly Financials Statements. Overall YTD Finances are right on target; June had a few negative variances of a higher vacancy rate than budgeted and maintenance contracts were also higher. Mr. Klimas mentioned we have to improve the vacancy rate and keep a tighter watch on expenditures. In summary:

	June 30, 2017	YTD, 2017
Revenue	\$26,597	\$167,242
Expenses	(\$29,123)	(\$167,117)
Net Gain/Loss	(\$2,525)	\$125

Mr. Klimas moved, Mr. Sturgeon seconded, and all voted in favor to accept the June 30, 2017 Financials; except for Mr. Drozdick who abstained.

Karen's Administrative July Report.

- Inspections for have begun, need to be completed for re-certifications.
- 93% Occupied; 4 vacancies and showed units too.
- Ads were placed in the Bristol Press, Los Voz in New Haven, and Plymouth Connection. Ad will also be placed in the Waterbury Republican.
- Renter's rebate has begun.
- Three weeks of work orders were presented. Mr. Klimas requested that monthly reports should have four weeks presented.
- Mold has been a problem and is almost completed.

Mr. Klimas moved and Mr. Sturgeon seconded and all voted to accept the Administrative Report.

COMMITTEE REPORTS.

- Personnel and Management/Executive Committees. VKlimas, Chairperson reported: the law suit is in process, we are advertising for the Property Manager/Executive Director's position which it is projected to be presented to the Board next month; and Mold Expenses paperwork has been submitted to the Insurance Co. for the possibility of being reimbursed.
- Resident and Human Relations Committee. Heidi Caron, RN, Chairperson is ill and Mr. Klimas presented her Report. Mr. Klimas expressed everyone's appreciation to Heidi Caron for organizing the 2sd Annual Independence Day Picnic and all expressed their thoughts and best wishes that she feels better when they signed her Get Well Card. The July 5th Independence day 2sd Annual Independence Day Picnic was very successful; plenty of food and refreshments; some 60 residents, Board members, staff and guest attended - Mayor Dave Merchant attended with his wife Jackie and expressed his appreciation to everyone's efforts to move Gosinski Park forward to be a much more stable Housing Authority; State Senator Henri Martin and Representative Whit Betts, and Constable Rick Pinkerton, attended and there was an excellent DJ. A surprise treat was Beth Reese, Resident Board Member professionally sang several songs to the audience. Also there was a Press Conference with Thomaston Savings Bank who funded \$2000 for our two new computers and printer! Bank Officials Patryk Krakowski, Terryville Branch Manager, and Dawn Nielson, Marketing

Manager from Thomaston savings were on hand to join in the festivities, pictures taken, and the residents and Authority thank the Thomaston for their generosity! Fun celebration by all!

- Physical Plant Committee. Mr. Sturgeon, Chairperson stated Santeri-Locksmith has completed installing the 120 deadbolts. He also introduced “James Campbell” our new 16 hour per week maintenance Staff person. Along with Mike LeBlond, part time Maintenance Supervisor they will be on-site part time 6 days a week for a total of 32 hours per week. They may also do additional hours of painting and the expense will be posted to the Repairs, Maintenance, and Replacement accounts and not the general ops account because it is part of a facility capital project as identified and voted upon in the budget. They are planning to purchase a paint sprayer [\$230+-] and a blower [\$250+-]. Mr. Sturgeon also mentioned we have to construct comprehensive Mold Policies and Procedures and possible train our staff to avoid future excessive mold expenses.
- Misc. Items. Due to two recent events we need to develop and implement a policy on the Right to Bear Arms; and; a policy of overnight guests vs. permanent residents that should be noted and be calculated regarding the lease.

Next on the Agenda, Mr. Klimas, Chairperson, distributed and discussed a Report entitled: “Discussion Resident Elected Member Term Dilemma.” The Report rehashed many of the pro and con points on this dilemma. Mr. Klimas stressed that he felt that this notable error in voting process for the Resident Commissioner was never done with ill intent by anyone ... it was simply an unintentional yet notable

error. Mr. Klimas also stated he felt both sides of the issue have very valid points yet they are in opposition with each other = a true dilemma. In summary, the dilemma looks like:

The Town Charter and actual Resident Ballot stated the term was <u>3</u> Years.	< versus >	The State law and our Attorney's Legal Opinion states the term should be <u>5</u> years.
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Thus after a year of discussing and debating this issue we need to address the issue and bring the matter to a conclusion one way or another. Thus, the Chairperson offered a 4 step problem solving process to attain a final solution. The 4 step problem solving process, along with several Board amendments, reads as follows:

1. Public Comment. Assure open and respectful Public Comment on this Resident Elected Term issue at the next Regular Meeting.
2. OPTION #1 – Accept Our Attorney's Timeframe. Accept as the better resolution of the resident term dilemma our Attorney's recommendation of the term beginning on 9/11/2013 will expire on 9/10/2018. This resolution ends some 13 months away and will essentially cost the Authority nothing.
3. OPTION #2 – Seek A Declaratory Statement. Direct our Attorney to present our dilemma to the Ct. Superior Court and request a legally binding "Declaratory Statement." Which ... 'is special proceeding ... [that] requires the existence of an actual bona fide and substantial question in dispute which requires settlement between the parties" ... and... "shall have the force of a final judgement." This would take about one year and it is estimated to cost the Authority \$5000.

4. Vote Date. The Authority's commissioners would vote at the August 21, 2017, 6PM, Regular Meeting on the above two options and the Authority will implement the option successfully voted upon.

The above 4 points, as amended by the Members, were moved by Mr. Sturgeon and seconded by Mr. Drozdick, and voted in favor by all = four part motion passes.

The Next Regular Meeting is August 21, 2017, 6PM, Community Room, Gosinski Park. Everyone voted in favor of adjourning the meeting at 8PM.

Respectfully submitted: VKlimas, Chairperson & BReese, Secretary.

BReese
7/24/2017