

HOUSING AUTHORITY OF THE TOWN OF COLCHESTER
MINUTES REGULAR MEETING
MARCH 17, 2022

The Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of Colchester was called to order at 7:01 p.m.

Commissioners Present: Janet LaBella
Marion Spaulding
Denise Salmoiraghi
Kate Forcier
Michael Dankiw

Commissioners Absent: None

Others Present: Robert Gustafson, Executive Director

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COLCHESTER, CT
2022 MAR 21 AM 10:20
Gayle Furman
GAYLE FURMAN
TOWN CLERK

Approval of Minutes:

Commissioner Spaulding moved to approve the minutes of the February 17, 2022 meeting; seconded by Commissioner Salmoiraghi. All Commissioners voted in favor. So, moved.

Approval of Financial Statements:

Commissioner Spaulding moved to approve the bills lists; seconded by Commissioner Salmoiraghi. All commissioners voted in favor. So, moved.

Public Comments:

None

Additions to the Agenda:

None

Communications:

Mr. Gustafson reported on numerous communications with all parties regarding the SSHP renovation project, phase two. The next job meeting is March 23, 2022. The state of CT Department of Public Health inquired about the unfinished apartment. CHFA called because HUD reached out to them about the unfinished apartment and reminded the CHA that they are mandated to contact Protective Services of the Elderly and SEMH in this circumstance. The First Selectman called regarding the latest incident that occurred and inquired about the unfinished unit. Mr. Gustafson met with him, the resident state trooper, and the Colchester Police Department. There have been ongoing communications with the CHA attorney.

The draft findings were received from CHRO on case 2 of 3. Cases 1 and 3 were dismissed. A reply was made on case 2.

The Colchester Fire Marshal contacted the CHA, at the First Selectman's request, to arrange the testing of alarm systems at units 10 and 20.

There have been many communications regarding placement on the wait lists.

Director's report:

There has been work done on the punch list at Dublin Village. A change order is expected at the next meeting on the exterior rake and fascia aluminum trim work. The CHA should learn, at that time, the expected completion date of the punch list.

The Dublin Village community room will be used to store remaining materials as the contractor will no longer have his storage container on site. The Dublin Village community room will be open while employees are on site allowing access to the laundry room.

The exterior door to the laundry room will be open for after hour's access.

The Ponemah Village community room will also be opened for access to the laundry room.

A court case was filed on March 7 with a return date of March 29. A remote hearing is scheduled for April 19, 2022.

The alarms were tested at units 10 and 20 and found to be working but a horn / strobe lights in each unit was not working. The bathroom CFA switch in 20 was found to be broken and has been replaced. The horn / strobe lights will be replaced ASAP.

The drain company's bill had inadvertently contained tax, so the company refunded that portion of the invoice. The tenant will be billed the new amount and sent a repayment agreement.

Another unit had a sewer problem caused by a large number of wipes being flushed. The tenant denied flushing them.

Work on vacant units is progressing. One unit has been leased. A notice to vacate was received.

59 of 70 annual recertifications are complete.

At Breed's Tavern: Mr. Gustafson will meet with the landscaper to arrange some restoration work on the grounds. He will also contract to have power washing of the buildings done. He is waiting on information from a contractor regarding two vacant units. Two residents have very large balances and UniteCT applications were filed on their behalf.

Tenant Commissioner's Report:

Commissioner Dankiw reported it has been quiet in the village.

Unfinished Business:

Discussion was held about a no-smoking policy to be effective May 1, 2022, due to continued complaints. Commissioner Forcier moved to approve of this policy; seconded by Commissioner Spaulding. All Commissioners present voted in favor; so, moved.

New Business:

A request for accommodation form was received requesting a transfer. It was determined a nexus between the disability and the request was not provided. Additional information will need to be obtained.

A complaint was received about a dirty hallway at Ponemah Village. Pictures were provided to the board showing a very clean area other than items placed in the hall by tenants.

Annual Election of officers:

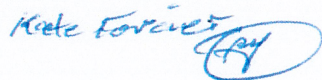
A motion was made by Commissioner Spaulding to re-elect all current officers to their prospective positions: All members voted in favor, Therefore: Janet Labella remains Chair, Marion Spaulding remains Vice Chair, Kate Forcier remains Secretary, Denise Salmoiraghi remains Treasurer, Mike Dankiw remains Tenant Commissioner.

Commissioner Dankiw is taking a temporary leave for personal reasons. He will remain available for after hour's emergency service calls during this time period.

Adjournment:

Commissioner Spaulding moved to adjourn the meeting; seconded by Commissioner Forcier. All Commissioners present voted in favor; so, moved. The meeting was adjourned at 8:06 p.m.

Respectfully submitted,



Kate Forcier