



DUBLIN VILLAGE OFFICE 300 LEBANON AVENUE
COLCHESTER, CONNECTICUT 06415
(860) 537-5251
FAX (860) 537-5856

Minutes

The Colchester Housing Authority met on February 21, 2019 for its monthly business meeting at Dublin Village. In attendance were: Janet LaBella Chairperson, Marion Spaulding Vice Chairperson, Denise Salmoiraghi, Lou DelPivo Tennant Commissioner, Robert Gustafson Executive Director.

Guests Present: Kate Forcier

The meeting was called to order at 7:02 PM

The meeting minutes for January 2019 were reviewed: a motion was made by Lou and seconded by Denise to accept the minutes as submitted: the motion passed unanimously.

The financial statements for January 2019 were reviewed: a motion was made by Marion and seconded by Lou to accept the statement as submitted: the motion passed unanimously.

Additions to the agenda - none.

Public Comment – none.

Communications

Received payments for RAP \$ 25,974.00 which is the total for the year. RSC \$ 3,732.00. The 4th quarter will only include RSC.

Signed and mailed the SSHP term sheet on 2-15-19. The closing date will be on or before 7-31-19. The construction start date is 7-31-19 and the project completion date is set for 12-31-2020

On 2-14-19 I received an Email from DEF requesting their final payment of \$ 13,924.01 for the SCBG that isn't completed. I responded the following AM "that we need to talk about that" I have compiled and sent to the architect a list of all the incomplete work and repairs after damages done. I have also spoken to Larry Wagner about this subject. A meeting is yet to be set up. The final payment is the CHA's responsibility, when we are satisfied with the completion. The total of the damages of the two crushed underground lines is \$ 7,387.89. The final payment not including any decision on the pavement or any other repairs throughout the construction period at this point should be \$ 6,536.12.

Many correspondences with our insurance company about the lightning strike claim on 8-18-18. We have received three payments totaling \$ 14,765.01. The total claim came out to \$ 48,492.26. The Heat pump, Generator, Electrician and Sewer pump companies have been paid in full. The sewer pump panel is yet to be replaced and is holding up ok. The Alarm Company hasn't been paid. As the insurance company denies any further payment as unverified loss the Alarm Company is willing to work out a plan to pay off his bill of \$ 30,002.52.





Communications - continued

I've been repeatedly reaching out to our Cable TV provider since the end of August. On 2-20-19, I may have spoken with the one who can help with a revision to our contract and get the lines updated in the older section of Dublin. This person said that they will call me back by next Wednesday to confirm that someone has contacted me-----?

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I contacted our Heat Pump service company regarding the cost of maintaining these units. Many units have had repeated calls for Freon loss from the beginning. They will be discussing the issues on their end and will get back to me.

Report of the Executive Director

A new resident has moved in to D-8, D-26 is leased for 3-1-19. D-13 has been shown to the next person on the list but she said it's too small and wants a one-bedroom unit. I explained the second refusal policy and contacted the next person to come see it. Work on the other vacant units continues and they will be leased up as they are readied. The resident of P-9 has moved out.

The waiting list has been fully updated and is currently at 49. More applications have been sent out and the list will keep growing again. I'm over half way thru the annual redeterminations.

At Breeds Tavern:

Five of Seven residents in arrears have made plans to get caught up. One has begun moving out and the other hasn't contacted me.

I received a tabulation of the required Furnace repairs from R&W Heating. \$ 18,445.00 +.
Another water heater had to be replaced.

I'll be meeting with another Energy upgrade company on 3-1-18.

The gentleman of 15-1 came by Tuesday and let me know that his laundry doors were falling off and the water to his bathroom sink had been shut off for over a year. As of today, he has a new floor, cove base, lav faucet and new closet doors for the laundry room.

March 1st = 1 year of us managing Breeds Tavern at a cost to them of a roll of stamps!

Report of the Tennant Commissioner:

Lou reported that Dublin Village residents are still hibernating for the winter and that his term expires 4/30/19 and he will be retiring from the position, all present thanked Lou for his many years of service to the Colchester Housing Authority. There was discussion regarding a potential new Tenant Commissioner and whether that position is appointed, or an election needs to be held.

Unfinished Business - None

New Business - None

A Motion to adjourn the meeting by the Chairperson at 7:36 pm – unanimously accepted.

Respectfully submitted,

Marion Spaulding, Vice Chairperson *Marion Spaulding*

(Signature)

CC: Town Clerk

