



2020 AUG 24 AM 10:43

DUBLIN VILLAGE OFFICE 300 LEBANON AVENUE  
COLCHESTER, CONNECTICUT 06415

(860) 537-5251  
FAX (860) 537-5856

*Rayle Furman*  
RAYLE FUSMAN  
TOWN CLERK

### Minutes

The Colchester Housing Authority met on Thursday, August 20, 2020 for its monthly business meeting at Dublin Village. In attendance were Janet LaBella: Chairperson, Marion Spaulding: Vice Chairperson/Secretary, Denise Salmoiraghi: Treasurer, Kate Forcier, Michael Dankiw: Tenant Commissioner and Robert Gustafson Executive Director.

The meeting was called to order at 7:00 PM

The meeting minutes for July 2020 were reviewed: a motion was made by Kate and seconded by Michael to accept the meeting minutes as submitted: the motion passed unanimously.

The financial statement for July 2020 was reviewed: a motion was made by Denise and seconded by Kate to accept the financial statement as submitted: the motion passed unanimously.

**Public Comment – None**

**Additions to the agenda – None**

### Communications

Ongoing with all parties involved with phase two remodeling of Dublin Village. No response from DOH regarding RAP. Received CHARO response letter from our attorney on August 6<sup>th</sup>. It may take two weeks or more to receive their decision.

### Report of the Executive Director

7-22 a Dublin resident returned home after an extended stay at a local convalescent facility, very happy and healthy. 7-24 a Dublin resident left while cooking a sausage, the fire alarm works very well. 7-28 the sewer line from Dublin apt 1 clogged, every attempt was made to clear it but had to call Hayward Construction with his 130 ft power snake. This line again clogged on 8-3 at 5:00 pm and again we had to call in reinforcements. On 8-12 at 8:30 pm we received a call that the sewer line from Dublin apt. 10 had clogged, we had it cleared by 10:00 pm with CHA equipment. 7-29 our attorney came by to do interviews, have Rob sign paperwork and tour the property. The attorney requested a list of all units we have entered for urgent service during COVID, along with a list of those residents' ages and reason for the service. 7-30 a Representative from our insurance company came by to take pictures of the area where a resident claimed that they fell. 8-4 in preparation of Storm Isaias, we picked up and stowed away everything possible while the crew working taped and stapled down the Tyvek wrap on all the buildings at Dublin. CHA staff also went through Ponemah to be sure we were high wind ready there as well. Right after arriving home the storm knocked out power around 4:00 pm. As soon as it calmed down, we cut our way back to Dublin to shut the water off in the newer section. Without a generator to power the sewer ejection pumps there would soon be a flood in the lowest apartment. 8-5 The new generator arrived and was set in place while Rob's generator was powering the sewer pumps.

Page 1 of 2





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

Thankfully we had minimal damage from the storm. One of our Elm Street neighbors large treetop broke off and fell, hitting apt. 16. It frightened the resident but did no damage. The power at Ponemah came back on the next day, one treetop was lost to the high winds. Rob shuttled his generator back and forth until Friday night when the power came back on at Dublin. Many residents were able to charge up their devices and use the power for their breathing treatments etc. All Dublin residents lost their food. Our RSC Laura Wheeler assisted many residents with DSS food replacement applications and Farmers Market vouchers. When the new generator is completely installed at Dublin this will never happen again. All Dublin Village apartments essential circuits will be powered, HVAC, refrigeration, and lighting. The community buildings stove will be available for cooking. Phase 2 job meetings are being held every two weeks. Good progress is being made on the reconstruction. Nearly all residents have complemented the crew doing all this work. One resident brought up his concern about temporary window coverings and that issue has been addressed. Back orders caused by COVID are too common. From the locksets for the new doors to siding and even sheetrock orders are delayed in shipment. The interior trim for the windows began arriving today. 8-10 to 8-12 Rob replaced 4 water heaters, 3 at Ponemah and 1 at Dublin. 8-11 While on site changing a water heater, a burglary occurred at Ponemah Village. When the resident returned from grocery shopping, he found that two of his screens were slashed and one was ripped off. His window lift locks were set on the two windows with the cut screens but not on the third window where the screen was tossed. He found that items were missing and called the Police. Apt.31 at Ponemah has been leased. Apt 15 was nearly ready until the water heater above leaked. Apt 13 is under reconstruction. The elderly resident of apt. 22 moved to a long-term care facility. The Ponemah second floor resident with mobility restrictions who requested a first-floor unit, has remained hospitalized since last month. Rob reported 54 applicants on the waiting list.

**At Breeds Tavern:**

The resident discussed at our last meeting called after receiving my letter, exclaiming that we handled that meeting totally wrong! Minimal storm damage occurred because of Isais. One resident has fallen way behind in rent and will not respond to e mails or voice mails. A few residents have credits toward next month's rent, but many are struggling to keep up.

**Report of the Tenant Commissioner:**

Michael reported everything has been very quiet.

**Unfinished Business - None**

**New Business:**

Members discussed the need for curtain rods for windows and the windows in the new doors to be installed with the renovation. In closing, members reviewed and selected the color of fabric for the new shades and curtains to be installed in the community room after the renovation.

Motion to adjourn the meeting was made by Kate and seconded by Michael, meeting adjourned at 7:44 PM – unanimously accepted.

Respectfully submitted, *Marion Spaulding*  
Marion Spaulding  
Vice Chairperson/Secretary  
CC: Town Clerk

