

HOUSING AUTHORITY OF THE TOWN OF SOMERS
Somers, CT 06071

MINUTES OF THE REGULAR MEETING – June 17, 2009

1. Call to Order

Chairman DuPerre called the meeting of the Housing Authority of the Town of Somers to order at 6:35 p.m. in the Woodcrest Center Community Room.

2. Attendance

Commissioners Present: Brian DuPerre, Mary Lou Hastings, Bob Landry, Diane Yensen, Joan Jaquith and Ex Officio: Hon. David Pinney

Commissioners Absent:

Others in Attendance: Harvey Edelstein (REDI), Michael Parsons (Winn Residential Management Company)

3. Approval of Meeting Minutes

3.1 May 20, 2009

It was MOVED (Mary Lou Hasting) SECONDED (Joan Jaquith) to approve the May 20, 2009 regular HATS Meeting minutes as presented. MOTION PASSED

4. Communication –

Chairman DuPerre reported receipt of the following:

- A refund check from CT Water Company in the amount of \$15,341.65. This money will be deposited in the Rockville Bank development fund.
- Information from the State of Connecticut regarding unemployment compensation for Tony Pellegrino. This information will be filed in Mr. Pellegrino's personnel file.
- Extension to file income tax returns. Forwarded to REDI for completion.
- A notice from The Hartford regarding reinstating insurance coverage. Michael Parsons will contact The Hartford to determine what this policy covers. Winn will bid out property insurance.
- Information from Bank North indicating that they would be interested in doing business with HATS/SHM. Forwarded to REDI.
- A statement from CL&P.
- A reimbursement check in the amount of \$375.00 from Fallon Moving and Storage. This money will be deposited into the development account.

Harvey Edelstein reported receipt of the HTCC state tax credit program application. Mr. Edelstein reported that the application is completed and will be submitted after Chairman the documents are signed by Chairman DuPerre.

5. Construction Meeting(s) Report

The commissioners were updated on the following:

- 5.1 Signage –** Cost estimates and designs for permanent signs will be presented at the next construction meeting. Installation of new signs will take place in three or four months.

The commissioners questioned what will happen with the signs at the entranceway. This will be discussed at a future construction meeting.

5.2 Removal of Old House – The house is now empty and ready for removal. Mr. Edelstein will contact the Somers Fire Department to schedule the fire training exercise. The commissioners will be notified when this training event is scheduled.

5.3 Garage – Plans are still being developed.

5.4 Re-Keying – Thirty-four units will be re-keyed and two exterior doors will be modified. The commissioners feel strongly that this expense (approximately \$800.00) is the responsibility of REDI because HATS has already paid for the installation of the current system on the recommendation of the former management company and REDI. Chairman DuPerre stated that the authority should not have to pay twice for this item.

Further discussion on this issue will be scheduled for the July HATS meeting.

5.6 Punch List – All the cracks in the common areas have been repaired.

6. Management of Property Update

Michael Parsons updated the commissioners as follows:

6.1 Relocation Update – Six units are scheduled to move on July 13th. Four units will be scheduled to relocate every two weeks following the initial July 13th move. The last move is scheduled for October 5th.

Cindi Parker will be available and will help the residents with the transition to their new unit. Winn personnel will also be available to help and will provide lunch for the residents and their families/friends on the day of the move.

6.2 Moving Contract Update – A mover has been hired. The entire moving expense will be \$15,000, which breaks down to approximately \$465.00 per unit.

6.3 Resident Certification and Recertification Process – Initial interviews are completed. Recertification of the new building residents will be done in August.

6.4 New Resident Waiting List and Marketing Considerations - There have been several “waiting lists” in existence. These lists have been reviewed and the applicants have been contacted regarding interest and qualifications. There is now one waiting list with 38 applicants.

6.5 Rental Rate Policy – REDI, Winn and SunAmerica are constructing a rental rate policy that reflects the mission of the Housing Authority of the Town of Somers.

6.6 Resident Services Renewal of Grant – The future of this grant is uncertain. Mr. Edelstein will research what grants might be available to cover this position.

6.7 Resident Garden – Is planted and is being maintained by 10 of the residents.

6.8 Porch and Community Room Furniture Update – The following has been purchased for under \$2000.00:

- 6 rockers
- 2 benches
- coffee table
- rectangular table
- 8 arm chairs

- cedar barrels

6.8 Landscaping Contract Update – All set.

6.9 Washers and Dryers Update – The contract is settled for the new building and the new individual units.

7. Add or Delete Agenda Items

8. Old Business

8.1 Accounting Update – Operating Budget
Tabled to the July meeting.

8.2

9. New Business

9.1 Formation of Committees

9.1.1 Television Update

The television has been installed in the Community Room.

10. Resident Questions/Concerns (Mary Lou Hastings)

Ms. Hastings stated that there were no concerns to report at this time.

11. Other

12. Adjournment

It was MOVED (Diane Yensen) SECONDED (Bob Landry) to adjourn the regular meeting at 8:52 p.m. MOTION PASSED

Respectfully Submitted,

Joan Jaquith
Secretary
Housing Authority of the Town of Somers

These minutes are not official until approved at a subsequent meeting.

Approved at the July 15, 2009 Regular HATS meeting. No corrections.