

**HOUSING AUTHORITY OF THE TOWN OF SOMERS**  
**Somers, CT 06071**

**MINUTES OF THE REGULAR MEETING – August 19, 2009**

**1. Call to Order**

Chairman DuPerre called the meeting of the Housing Authority of the Town of Somers to order at 6:39 p.m. in the Woodcrest Center Community Room.

**2. Attendance**

**Commissioners Present:** Brian DuPerre, Mary Lou Hastings, Joan Jaquith

**Commissioners Absent:** Diane Yensen, Bob Landry, Ex Officio: Hon. David Pinney

**Others in Attendance:** Harvey Edelstein (REDI), Michael Parsons (Winn Residential Management Company), Cindi Parker (Resident Services)

**3. Approval of Meeting Minutes**

**3.1** July 15, 2009

It was MOVED (Mary Lou Hastings) SECONDED (Joan Jaquith) to approve the July 15, 2009 regular HATS meeting minutes as presented. MOTION PASSED

**4. Communication –**

Chairman DuPerre reported receipt of the following:

- A letter from the U.S. Bankruptcy Court that was delivered to a person who is not a resident of Woodcrest. Mary Lou Hastings will return this letter to the U.S. Bankruptcy Court.
- Invoices from Wiggin & Dana. Forwarded to Mr. Edelstein.
- *CT Town & City* Newsletter

**5. Construction Meeting(s) Report**

The commissioners were updated on the following:

**5.1** Removal of Old House – The Somers Fire Department will begin training on September 1<sup>st</sup>. Harvey Edelstein will secure the statement from the insurance company stating that the house is not insured as requested by the fire department.

**5.2** Garage –

Mr. Edelstein will bring the garage design to the September meeting.

**5.3** Punch List –

Mr. Parson reported that a review the entire building will be scheduled to identify where interior wall cracks are located. A punch list will be created and passed on to the construction company.

The commissioners requested that Mr. Parsons survey all the tenants in the new building to determine if there are any other issues that need to be addressed. The entire building should be reviewed and construction issues should be recorded on a punch list and presented at the September 16<sup>th</sup> HATS meeting.

**6. Management of Property Update**

Michael Parsons updated the commissioners as follows:

**6.1 Relocation –**

Mr. Parsons reported that although there were some problems, the first move went well and things got better with the second move. The blinds have not arrived yet but should be delivered within the next few weeks.

Mr. Parsons and Mary Lou Hastings stated that the moving company was excellent. They were very accommodating and helpful.

Cindi Parker, Mary Lou Hastings and Michael Parsons met with all the residents prior to the move to help with the transition. They also helped the residents settle into their new apartment and with contacting utility companies.

**6.2 Resident Services Renewal of Grant**

The renewal of this grant is still on hold because the state still has not passed a budget.

Ms. Parker will submit her travel expenses for the monthly resident services coordinator meetings that she attends. Ms. Parker will be reimbursed for these expenses.

**6.3 Rules and Regulations**

Mr. Parsons reported that the rules and regulations have been finalized and distributed to all residents.

**6.4 Picnic Table Resolution**

The resident has been notified that she may not put her picnic table outside her new unit.

**6.5 Replacement of Wii –**

The Wii has not been replaced and the consensus is that it would probably not be used that much if a new one was purchased. The purchase of other entertainment items will be considered when things settle down after all the moves have been completed.

**6.6 Replacement of Shopping Carts**

The rules and regulations state that shopping carts cannot be used; however, residents continue to use them. There is a definite need for some type of cart to help residents carry things to and from their apartments. There is a safety issue involved with the housing authority purchasing new carts for resident use because many residents depend on them for health related issues rather than using walkers or other medical devices. Further discussion on this subject will continue. Mary Lou Hastings will explore what is available and our lawyer will be asked if a signed waiver from the resident using the housing authority cart would resolve the liability issue.

**6.7 Other**

Recertification of residents is going well and should be completed within in the next few weeks.

**7. Add or Delete Agenda Items**

**8. Old Business**

**8.1 Accounting Update – Operating Budget**

Mr. Parsons presented the July 2009 Income Statement for Woodcrest Elderly Housing. Checks for all outstanding invoices were presented and will be sent to the vendors this week.

**8.2 Formation of Committees – 4-Town Fair Participation**

Chairman DuPerre reported that he has had no response to the emails he sent to fair officials inquiring as to how the housing authority could be involved in the 4-Town Fair parade and fair.

**8.3 Energy Audit Update – Proposal from Mike Cohen**

Mr. Edelstein reported that negotiations with Mr. Cohen have been completed.

It was MOVED (Mary Lou Hastings) SECONDED (Joan Jaquith) to approve payment not to exceed \$4500.00 for an energy audit. MOTION PASSED

**8.4 “Buy a Brick”**

Nothing to report.

**9. New Business**

**10. Resident Questions/Concerns (Mary Lou Hastings)**

- The residents have been using and enjoying the front porch; however, there is an issue with smoking in this location. Some residents are allergic to the smoke and are unable to use the porch. Winn Management is working on resolving this issue.
- There are some issues in the new single units that will be taken care of this week. (Ants, front door gaps, shower stoppers.)
- Back door screen doors have been installed in the new single units.
- There are some issues with the temporary mailbox location. This will be resolved this week.
- Cindi Parker requested that folding chairs be purchased to be used for events.

**11. Other**

**12. Adjournment**

It was MOVED (Joan Jaquith) SECONDED (Mary Lou Hastings) to adjourn the regular meeting at 7:59 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.