

**Housing Authority of the Town of Somers  
Regular Meeting October 27, 2011  
Woodcrest Community Room – 71 Battle Street  
Minutes**

1. Call to Order

The meeting was called to order at 6:40pm

2. Attendance

Marylou Hastings, Robert Landry, Robert Pettee, David Pinney, Nancy Waniewski, Brooke Hawkins (WINN), Harvey Edelstein (REDI)

3. Old Business

3.1. Construction Report

3.1.1. Update on warranty issues

Harvey trying to get architect and contractor to share responsibility leaky doors; Joe from Alca well get started. Harvey will push for completion by Nov. 15

Bob Landry and Marylou concerned about some gutters lacking proper pitch. Harvey will be around next Wednesday and walk these areas.

Laminate backsplash behind stoves still needing occasional regluing.

3.1.2. Plans for \$100,000 in state tax credit funds

Harvey still wants to approach SunAmerica about releasing funds

3.2. Management of Property (WINN)

3.2.1. Apartment Rental – Update

Two open units; both had applicants that withdrew. One took his house off the market.

Another one coming up. Brooke is lining up new prospects

3.2.1.1. Review plans and prospects for retaining 25% units in Phase I

Turn over open unit at #73 at 24% rate for current resident at #63 who can no longer work

3.2.2. Review work orders

Short list with no outstanding issues

3.2.3. Review of activities and issues of concern

Brooke wants to establish fines for smoking in the units. She'll push on with policy language.

Parking; can we push on with creating additional space at 71; maybe with reserve funds

3.2.4. Review 2011 operating budget

The September report was reviewed. No outstanding concerns. Positive cash position anticipated for year end

Harvey will contact Brian Lemire tomorrow regarding the draft 2012 budget

3.2.5. Review progress on hiring new Resident Services Coordinator

The board met with two finalists for the position. The preference of the members will be passed on to Brian Lemire who will complete the hiring review.

3.3. Update on Phase II

3.3.1. Review funding proposals

3.3.1.1. Impact of not getting Small Cities Grant

Harvey will apply HTCC \$500,000 and produce a revised schedule of values for the total Phase II project

3.3.2. Review construction activity

On schedule

3.3.3. Establishing an owners' representative on site (clerk of the works)

Bob Socha will begin immediately and report bi-weekly

3.3.4. Retaining truck and equipment belonging to housing authority and use of garage.

Bob Landry and Marylou had gathered the items to sell and advertised for viewing and submitting bids. Very limited response.

3.3.5. Recording secretary

We will revisit this after elections

4. New Business

4.1. Set date for meeting with residents

We would like to have the new RSC on board to introduce to the residents, so date tied to her arrival.

4.2. Groundbreaking celebration

Will be held on Tuesday, November 15<sup>th</sup>, at 11:00

Commission Smith from DECD will be the keynote speaker. Invitations will go out to our elected representatives and Board of Selectmen, among others

5. Approval of minutes from September 22 , 2011

Motion by Marylou, seconded by Pettee, and unanimously adopted to accept the minutes of the meeting of September 22, 2011

6. Resident Questions/Concerns (Mary Lou Hastings)

Nothing raised

7. Adjournment

Meeting adjourned at 8:40pm.

Respectfully submitted,

David Pinney