

**Housing Authority of the Town of Somers  
Minutes of Meeting of March 17, 2016  
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 2:00

2. Attendance

Marylou Hastings, Bob Landry, David Pinney, Brooke Hawkins, Fran Little, Jay Malley, Harvey Edelstein, Maureen Corley

Welcome new member Eileen Fedorowich. Eileen was present and indicated she expected a letter notifying her of her appointment as a commissioner, but she has not received yet nor been sworn in. She participated in the meeting but not as an official member

3. Discussion with individual residents

Proposal for donated park bench from Eleanor Lally: proposing to purchase a park bench and donate it in memory of her grandson, to be located along the driveway for people to rest while walking along the area. Ellie has been told there will need to be a concrete pad and her sons could take care of that. Staff likes the idea, with only caveat being that this creates a precedent for others. The group endorsed the Duramen four foot bench. Jay wants to make sure it is bolted down.

Eileen noting that Cox Cable was going door-to-door promoting service. We have a no solicitation policy and staff will contact Cox about same. Brooke will call, but it will be more effective if notice of such activity is brought forward while happening. Eileen reminding management about being notified in advance of any pesticide spraying. Staff will contact the contractor.

4. Old Business

4.1. Management of Property (REDI)

Harvey taking a moment to note that the management team consisting of REDI, REDI employees, and the General Partner have things working well, with timely reports and good communications.

4.1.1. Apartment Rental – Update

100% for both phases even though there was a turn over stemming from a lease break but securing new tenant meant no loss in rent.

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

Nothing coming up here

4.1.2. Review Condition of the Facilities and work orders

Jay distributed a report and reviewed. He is frustrated with the occasional call for work and then denial of entry.

The chicken manure that created such a smell nuisance was plowed under and problem went away.

4.1.2.1. Info on proposed grounds-keeping contract

Still working on details so not ready to finalize yet.

Comments from all present that the snow removal activity per the snow contract and removal plan has worked well for all involved, including residents, and saved money. Making use of robo-call program that has been effective and well received.

4.1.3. Review Financial Condition

Maureen noting that draft audits have been submitted to LPs and so far no significant comments. Tax returns have been sent to LPs as well.

Pretty much all accounts are current, with sufficient cash flow to pay invoices as they arrive.

4.1.4. Review Resident Services Coordinator's activities

Fran distributed a report and reviewed it. She has processed some applications for additional heat support but otherwise the usual extensive list of activities including substantial assistance to the manager's office.

Harvey asked about the waiting list. Fran maintains regular contact with people on the list of 170 people who have been pre-qualified so the office knows where people line up. Half of the list consists of people in the income category of 25% or less of areamedian income.

4.2. Possible executive session to review contracts and litigation

Not needed

4.3. Other

Nothing raised

5. New Business

5.1. Other

Harvey is reviewing the economic prospects of installing solar panels to power the public area electricity needs.

6. Approval of minutes from January 21, 2016

Marylou moved, Bob seconded and it was unanimously agreed to accept the minutes as presented.

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

Adjourned 3:10

Respectfully submitted

David Pinney