

Stonington Housing Authority
Edythe K. Richmond Homes Community Building
Regular Meeting
May 9, 2019
Minutes

CALL TO ORDER:

Chair Julie Savin called the regular meeting of the Stonington Housing Authority to order at 4:34 p.m.

ROLL CALL:

Those in attendance were Chair Julie Savin, Vice Chair Kate Careb, Commissioner Beth Leamon, Commissioner Kevin Beverly, Resident Commissioner Megan Falcone, Executive Director Phylcia Adams, and Becky Champlin. Also present was interpreter Yvonne Brown.

MINUTES:

A motion was made by Commissioner Leamon and seconded by Commissioner Careb to approve the minutes of April 11, 2019, regular meeting. Motion passed 5-0-0.

READING OF THE TREASURER'S REPORT:

Commissioner Leamon presented the Treasurer's report as of April 30, 2019, showing a balance of \$40,514.01 in the Savings Institute checking account; \$3,271.67 in the Savings Institute Pet account; for a total in all Savings Institute accounts of \$43,785.68. A total of \$356,446.06 for savings and investments and \$173.89 in petty cash. The total of all savings and checking assets is \$400,405.63.

BILLS AND COMMUNICATIONS:

- Resident Petition Regarding Resident Commissioner -- Letter to First Selectman Rob Simmons who forwarded it to ED Adams to turn over to the Board of Commissioners. The letter reads as follows: We, the residents of Edythe K. Richmond Homes, respectfully request the resignation of our Tenant Commissioner Megan Falcone. After numerous warnings, Megan continues to exhibit inappropriate behavior towards our residents. She yells and curses at our elderly residents. Recently, she called one of our residents "an asshole." Please remove her from this position so that our residents do not feel threatened by her behavior. Respectfully, (33 signatures followed).

MAINTENANCE AND ASSET MANAGEMENT REPORT:

- Gutter cleanout/repair completed
 - Extensive grounds work including perimeter cleanup
 - Built pressure treated base and installed rain barrel by building 6
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- Upcoming projects for May: Landscaping, minor sidewalk repair, upgrade handicap parking space graphics, power washing, roof stain/moss removal treatment, flower beds/boxes, mulch, improve drainage between buildings 12 and 14

REPORT OF THE EXECUTIVE DIRECTOR:

Operations:

1. Connecticut Housing Finance Authority assigned SHA a new asset manager, Scott Sato-Connell.
2. SHA is working collaboratively with Stonington Arms and PACE RI to host an event for World Elder Abuse Awareness Day on June 14th at 9 am in Wilcox Park. The event is a brief walk in the park followed by a community discussion at the Westerly Library.
3. Savings Institute is merging with Berkshire Bank. The integration will be finalized by the end of the year.
4. We currently have property and liability insurance with HAI Group through the State of Connecticut Department of Administrative Services master insurance program. HAI Group has withdrawn from the master insurance program. HAI Group will offer an insurance policy directly to the housing authority. The current policies expire on 7/1/2019. I've contacted the State to find out when I will receive their offer of insurance and I'm waiting on a response.

Financial:

1. Currently within the budget for planned capital replacements. During the budget planning for 2019, we anticipated replacing 4 refrigerators, 4 water heaters, 3 AES radio boxes, and 5 condensers. Since January, we've replaced 1 refrigerator, 1 water heater, and 1 AES radio box. Two condensers are scheduled to be replaced by the end of May. (ED Adams stated at this time the two condensers had been replaced the day before.)

Maintenance:

1. Uniform Physical Condition Standards Inspection is scheduled to take place on May 7th and 8th. All units will be inspected in accordance with HUD standards. Residents already received notices.

EKR Phase III Expansion

1. No update at this time.

REPORT OF THE RESIDENT COMMISSIONER:

Updates: April was a rather quiet month. State Representative Kate Rotella did come to the EKR hall on the 6th to talk to residents. About a dozen residents attended.

The Blue Cross/Blue Shield presentation was canceled due to lack of residents signing up. It may be rescheduled in the future.

Cindy Gardiner and Carol Umphlett were in the EKR hall on May 1st for the Renter's Rebate program. Residents look forward to receiving a rebate.

We are in the process of planning our annual Memorial Day picnic and look forward to nice warm weather & firing up the grill!

We will also be planning the planting of flowers and the raised vegetable gardens.

April Events:

- 4/6/19: Coffee with Kate Rotella
- 4/30/19: Anthem Blue Cross/Blue Shield (canceled)

May Events:

- 5/1/19: Renter's Rebate with Cindy Gardiner in EKR Hall by appointment
- 5/7 & 5/8: Unit inspections by Pat Kelson Associates
- 5/10/19: Senior Resources Presentation 1:00
- 5/16/19: Resident May Birthdays 1:00
- EKR Memorial Day Picnic 12:00

OLD BUSINESS: No old business was listed on the Agenda. However, a motion was made by Commissioner Leamon and seconded by Commissioner Beverly to add Designated Smoking areas to the Agenda. Motion passed 5-0-0.

ED Adams stated last month resident Debbie Lee & Megan Falcone presented information to the Board on the addition of designated smoking areas to the property. This came about due to some of the neighbors of EKR expressing concern about smokers smoking on the streets in front of their homes. ED Adams stated this is a provision that is allowed by HUD and the regulation is that they need to be at least 25' from any building. Discussion ensued about the two locations chosen by smokers. Some residents voiced their concerns that 25' still wasn't far enough. Commissioner Leamon made a motion to move the vote on Designated Smoking areas until next month's Board Meeting. Commissioner Careb seconded the motion. Motion passed 5-0-0.

NEW BUSINESS:

- CHFA Site Visit Complete: ED Adams stated there were no findings from the Site Visit but that the asset manager did comment that the sidewalks do need to be repaired.
 - Fire Sprinkler Lease Addendum: ED Adams stated this was another item that came out of the Site Visit. This new Lease Addendum lets the residents know that there are no fire sprinkler systems in the units.
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PUBLIC COMMENT:

Resident Donna Haggerty spoke about SHA being a smoke free property and her concern about adding designated smoking areas on the property.

Resident Debbie Lee stated she moved to SHA in 2012 and smoking was still allowed at that time inside the apartments and on the property.

Neighbor Sue Jones asked the Board if an item could be added to the Agenda during a meeting. ED Adams stated that you can add items to a Regular Meeting Agenda but not to a Special Meeting Agenda.

Resident Janice Bogue stated what nobody has mentioned is people smoking in their apartments. She said we don't have separation of air here. The air from one apartment gets into the other apartments in the building and that's what some of the people have problems with. She said she doesn't know what the solution is.

Several residents spoke in reference to Resident Commissioner Megan Falcone's conduct, some positive and some negative.

Chair Savin stated socialization in the community is an important thing. She said this is why ED Adams is working so hard to obtain a grant for a Resident Service Coordinator.

Commissioner Leamon made a motion to go into Executive Session at 5:21 pm. Commissioner Careb seconded the motion. Motion passed 5-0-0.

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EXECUTIVE SESSION:

- Resident Petition Regarding Resident Commissioner

Chair Savin made a motion to adjourn the Executive Session at 5:58 pm. Commissioner Leamon seconded the motion. Motion passed 4-0-0.

ADJOURNMENT: A motion was made by Commissioner Leamon and seconded by Commissioner Careb to adjourn the meeting at 5:59 p.m. Motion passed 4-0-0.

Respectfully submitted,


Kevin Beverly, Secretary