

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

SPECIAL MEETING

THURSDAY OCTOBER 22, 2015

4:00 PM

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TOWN OF BETHEL
TOWN CLERK

Chairman Slifkin called the meeting to order at 4:00 PM

Roll Call:

**Commissioner Slifkin, Commissioner Walsh, Commissioner Beeble, Commissioner McCollum
Excused absence Commissioner Ryan**

**Present: Collin Vice, Ramzi Ghannam, Wadad Fakhreddine, Carlos Serbia, Jay Ofiero, Sandra Nichols
and Jack Dietter**

Chairman Slifkin acknowledged the request made by Wadad Fakhreddine to address the Commission about her being recently issues several No Smoking Violation Notices. She was accompanied by her son Ramzi Ghannam who presented a letter to the Commission outlining the steps being taken to address the concern of his mother's neighbor. He questioned what is causing the concern. Further, Wadad stated that she stopped smoking in the unit after receiving the 2nd notice of a violation from the office on September 23, 2015 and is smoking in an area that is 20ft from the buildings as required by the policy. Carlos Serbia who is the neighbor who has the problem with the smoking disagreed with the statement made by Wadad and her son stating that she goes into bathroom and smokes and it comes into his unit. He further stated that the smoke coming when she turns on the fan in the bathroom. He further indicated that all he wants to happen is for her to follow the policy. As the discussion ensued Wadad announced that she will be leaving for 3 months to visit her son at which time it can be monitored to see if there is still the smell of smoke into his unit. It was agreed by all parties that the situation will be monitored and should it be determined that the policy is being violated the Authority will evoke the provisions of the No Smoking Policy, which will lead to legal action and eviction which everyone agreed did not want to see happen.

Motion by Commissioner Beeble and seconded by Commissioner McCollam for the adoption of the Annual Budgets for Project E-133 and Project E-166. A discussion was entered into about the budgeted number for electric and water and it was explained that we received increases in those costs from the providers and as a result the numbers were higher than initially budgeted. Commissioner Beeble raised the issue about the budgeted numbers for vacancies and it was explained by the ED that the budgeted number for vacancies will perhaps be lower next year as our vacancies had all been assigned and hopefully we will have very few vacancies in the coming year. Commissioner Beeble recommended that the number be adjusted to a higher amount and that the administrative and

maintenance salary lines remain flat for the upcoming year and that those amounts be placed into the vacancy line item. Commissioner Slifkin inquired about the contract maintenance line. If we are over or under budget the ED replied that we are slightly over budget due to the extreme winter we had last season. Chairman Slifkin called for the vote. Commissioner Beeble made an amended motion seconded by Commissioner McCollam to approve the budgets with administrative and maintenance salary lines remaining flat for the year and those amounts are placed in the vacancy line items in both budgets for the 2016 fiscal year. Motion carried.

Motion to adjourn was made by Commissioner Walsh and seconded by Commissioner Mc Collam at 5:30 pm.

Respectfully Submitted

Collin Vice

Recording Secretary