

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

MINUTES OF SPECIAL MEETING

TUESDAY JULY 8, 2014

5:30 PM

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TOWN OF BETHEL
TOWN CLERK

Chairman Beeble called the meeting to order at 5:30 PM

Roll Call: Commissioner Slifkin, Commissioner Dalcher, Commissioner Beeble, Commissioner Walsh

Present: Collin Vice, Elaine Budd, John Ofiero, Lucille Ofiero, Earl Reeves, Veronica LaBua, Warren Lafferty, Lucy Lafferty, Christine Sleight, John Favale, Mary-Ellen Vollemans, Courtney Friedman, Jack Dieter.

Citizen Input: Chairman Beeble advised that citizen input would be limited to the first 30 minutes of the meeting and that the resident association would speak first. Work requests should be brought to the office first and if they remain un-resolved then the Tenant Association can present their concern to the Commission. John Ofiero advised that he was now the new president of the Tenant Association and has a few issues he wishes to bring up which included; insufficient lighting on the Project 166 side, in the area of units 69 & 70 the drainage problem causing humidity in the units, the plaque for Jane Hall, the sidewalk in front of unit 58 needs repair. Mary-Ellen Vollemans stated that Sean left a channel lock on top of her mother's refrigerator that nearly fell on her. She felt that he should not be allowed to work independently. The Chairman asks that the tool be returned and she stated that she would give it to Richard. Warren Lafferty wanted to know when the repair would be made to his door. He was advised by the ED that she would talk to Richard to schedule the repair work. Earl Reeves stated that something must be done with the relationship between the ED and himself.

Phineas Park- In the absence of Mark Nolan a motion was made by Commissioner Dalcher and seconded by Commissioner Slifkin that upon receipt of bills from Nolan Enterprises and that two commissioners are authorized to pay them. Motion carried.

Motion to accept the Minutes of June 11, 2014 was made by Commissioner Slifkin and seconded by Commissioner Walsh. Motion carried

Motion by Commissioner Dalcher to pay the bills of July 9, 2014 and seconded by Commissioner Walsh. Motion carried

The ED reported that the 2014 Management Review was closed out and all requirements have been met. A meeting with the Town Development Director is scheduled for July 21, 2014. . The website has

been updated to include the applications and the policies that have been revised for public comment. A notice will go out to the residents inviting them to comment and they will be given 30 days. HUD REAC inspection for Project 133 will be held on Monday July 14, 2014. Chairman Beeble clarified that only Project 133 which has the HUD subsidy is being inspected. The ED affirmed.

Motion was made by Commissioner Dalcher to accept the Treasurer's report and seconded by Commissioner Walsh. Commissioner Dalcher discussed the agreement reached with Beth Brooks, Fee Accountant, and as a result she will bill \$75.00 for travel as opposed to the mileage rate. He further stated that things are progressing and asked if the ED had any further comments. Commissioner Dalcher also noted that the bank statement for Project # 166 Chase Checking had not been received and will be addressed on next month's report. Motion to accept the report was carried.

Old Business

Motion to advertise for Snow Removal was made by Commissioner Dalcher and seconded by Commissioner Walsh. It was agreed that Commissioner Slifkin would work with the ED to get the scope of work together for the release of the bid document. And that the ED would provide a copy of the scope of work completed by Owens. Motion carried.

New Business

Adopt a Resolution to Amend Contract for the Rehab of units 26 and 32 was made by Commissioner Slifkin and seconded by Commissioner Walsh. Motion carried

Adopt a Resolution for Change Order #1 with Wood Works Construction for the Insulation in adjoining units which include unit 14, 57/58, 69 & 80 was made by Commissioner Dalcher and seconded by Commissioner Walsh. Motion carried

Motion to make Periodical Payment # 4 to Wood Works Construction for the rehab of units 13, 57, 68 and 80 was made by Commissioner Dalcher and seconded by Commissioner Slifkin. Motion carried. Commissioner Beeble asked how many vacancies do we currently have and was advised that we have 3 on the project # 166. The ED advised that it is very possible that names will be drawn from the new waiting list to fill these units as contact has been made with all those on the current list and they have declined the initial offer to be interviewed for placement, so they will return to the bottom of the new list. Commissioner Beeble stated that our goal is to fill these units as quickly as possible so as the new applications come in they should be processed accordingly. The entire Commission was in agreement on the matter.

Motion was made to Adopt a Resolution to Make Final Payment to Wood Works, Inc. for Bathroom Repairs of Units 27 & 28 was made by Commissioner Dalcher and seconded by Commissioner Slifkin. Motion carried.

Motion for adjournment was made by Commissioner Walsh and seconded by Commissioner Dalcher. Motion carried.

Meeting adjourned at 6:30 pm

Respectfully Submitted

Ms. Collin Vice

Recording Secretary