BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

REGULAR MEETING

WEDNESDAY September 10, 2014
5:30 PM

Chairman Beeble called the meeting to order at 5:40 PM

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

Present: Collin Vice, Mark Nolan, John Ofiero, Lucille Ofiero, Earl Reeves, Warren Lafferty, Lucy Lafferty, Christine Sleight, Karen Springer, Pat Belmont, John Favale, Sandy Nichols

Citizens Input- Floor was opened and the Resident Council advised that they had no comments. Sandy Nichols asked if the bushes could be trimmed. The matter will be taken under advisement. Pat Belmont wanted to know if any consideration had been given to having the mailboxes moved to clusters near to the units. The Commission advised that matter is solely under the jurisdiction of the US Post Office. Someone suggested that they take it up with their Congressman. John Favale stated that they have 14 light poles on the 166 side, the 133 side has 22.

Phineas Park- Mark Nolan advised that with the leasing of unit 7 the property is fully occupied. Rural Development has requested that the handicapped parking spot be repositioned and he is awaiting a redesign by the engineer. There was a problem with rodents and that has been addressed. The residents had a picnic over the weekend and everything went well. The issue concerning the handicapped occupant in the wheelchair is still a concern and he advised him to make an application to Reynolds Ridge for an accessible unit. He is also working with him on the housekeeping and hygiene issues.

Motion by Commissioner Slifkin and seconded by Commissioner Walsh to table the minutes of August 13, 2014 so that corrections are made and entered into the record: The Commission authorized the installation of motion lights along the walkway in the rear and front of Community Room 58. Have the record state that the following units were approved under the Reasonable Accommodations Requests for Bathroom Upgrades units: 39, 67, 69 & 71 and the approval of handicapped ramp for unit 41. Mark Nolan stated that 1 unit is vacant and once rehabbed a tenant will transfer from unit 7 to unit 2. A new occupant will be interviewed for unit 7. Parking lot repairs are pending RDA approval. We have 4 delinquent accounts. Presently the waiting list is still for Phineas Park. The Commission reviewed the proposed bid package for Landscaping and Snow removal. Commissioner Slifkin was authorized to finalize the bid package with Mark Nolan and the package will also include Phineas Park. Bids are to be received from Tom Keane and DPR Services as well as those listed on the report by Commissioner Slifkin...

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Motion by Commissioner Dalcher and seconded by Commissioner Walsh to pay the bills. Brief discussions about the cost of the accessible entry door modifications were discussed and it was requested of the ED, that matters be brought before the Commission before proceeding in the future. A discussion ensued concerning if the renovations were to continue on the Project # 166 side as we must ensure that our reserve does not fall below a certain level. Commissioner Dalcher cautioned that we must be prepared for the unforeseen. Everyone agreed that unit 65 will be completed and all other turnovers on the Project 166 side are to be completed as routine work, until such time as either the reserves are up or funding is in place from other sources. Motion carried inclusive of the discussion concerning project 166.

ED advised the Commission that the Affirmative Fair Housing Marketing Plan for project 133 was approved by HUD. CHFA conducted a Management Review of project 166. Prior to their arrival copies of all the recently approved policy updates were sent to them along with all of the existing policies. She did advise that we should implement a presentative maintenance plan, resident charge list and update all the remaining polices. DOH has uses their own version of the Affirmative Fair Housing Marketing Plan that we must complete as well. You have a copy of the current waiting list and Chairman Beeble reminded everyone that a Commissioner will review the applications before final assignment is made. Finally as a result of the management review it was recommended and the ED has already followed up on requesting copies of the applications that were approved DOH/CHFA for funding. Upon receipt they shall be forwarded to the Commissioners and we shall select firms to be interviewed. The firm selected will assist us in making our submission for the next funding round.

Motion by Commissioner Slifkin to approve the Treasurer's Report and it was seconded by Commissioner Dalcher. Motion carried.

Old Business

Commissioner Slifkin updated everyone on the Snow removal/ Lawn Maintenance Bid. It was determined that the package will be returned by 5pm on October 8, 2014 and on October 1, 2014 contractors will be invited to complete a walkthrough. A total of 8 firms will be invited to submit bids. The bids will be opened at the Commissioner's meeting on the due date of October 8, 2014

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Motion by Commissioner Dalcher and seconded by Commissioner Slifkin to supersede the previous Authorization for the Shower Upgrades approved under Reasonable Accommodations on August 13, 2014 and replace it with Authorization identifying the units and the updated price. Motion carried.

New Business

Motion made by Commissioner Walsh and seconded by Commissioner Dalcher to make Periodical payment # 2 for the Rehab of Unit 26. Motion carried.

Motion by Commissioner Dalcher and seconded by Commissioner Walsh to table the discussion on the rent increases until the additional information is received from CHFA. Motion carried.

Motion to adjourn was made by Commissioner Slifkin and seconded by Commissioner Walsh. Motion carried

Meeting adjourned at 7:15 pm

Respectfully Submitted

Collin Vice
Recording Secretary