

**PLAINVILLE HOUSING AUTHORITY**  
**Regular Meeting**  
**February 16, 2016**  
**6:30 pm**  
**Sunset Community Room, 20 Stillwell Drive**

**PRESENT:** The following members were present: David Mazurek, Robert Sheddan, Desiree Gorske, Edna Pires, David Coughlin

**STAFF:** Linda DeZenzo, Executive Director

**VISITORS:** Wendy Vogel, C80, Resident, William Ryan, CPA

**I. Call To Order**

The meeting was called to order at 6:30 pm by David Coughlin, Chairman.

**II. Minutes**

- A. Motion to approve the Meeting Minutes of January 19, 2016 as written**  
by: Robert Sheddan  
**Second:** Desiree Gorske

**All in Favor 5 to 0**

***Minutes Approved***

**III. Oral Petitions**

Wendy Vogel came before the Board to talk about an issue she is having with another resident.

**Motion to add Executive Session to discuss resident legal issues by:** David Mazurek

**Second:** Desiree Gorske

**All in Favor 5 to 0**

**Motion Passes**

**IV. 4<sup>th</sup> Quarter Financial Report**

William Ryan presented the report.

**Motion to accept the 4<sup>th</sup> Quarter Financial Report by:** Desiree Gorske

**Second:** Edna Pires

**All in Favor 5 to 0**

**Report Accepted**

## **V. January Financial Report**

A. Linda went over the Report with the commission.

**Motion to accept the January Financial Report by:** Desiree Gorske

**Second:** Edna Pires

**All in Favor 5 to 0**

**Report Accepted**

## **VI. Management / Maintenance Report**

Linda reported that there are 2 vacancies, S12 & W22

Linda stated that one resident from W23 owes rent and that she sent a letter to the resident.

Linda DeZenzo presented the Maintenance Report.

### Servpro

- S6 clean up from flood

### Mulrooney's Tile

- W38 cut bath tub

### Wayne Sharp Plumbing

- S36 installed new flange
- C67 installed new strainer basket

### Reynolds's Electric

- Woodmoor outside lighting is connected to the generator
- Sunset outside lighting connected to the generator

### Frank's Construction

- W1 recaulked bath tub
- C54 repaired outside gutter
- W41 repaired door frame and installed new door closure

### John

- C54 & W27 turned up temp on hot water heater
- W10 installed new blind
- S31 installed new vent filter
- W4 snaked kitchen drain and put acid down drain
- S37 repaired bathroom sink drain
- C77 installed new kitchen faucet
- W8 & W17 installed new toilets
- S10 installed new toilet seat
- C60 installed new stove
- C65 installed new toilet handle

- C67 repaired range hood
- Reynold's Electric completed outside lights to the Generator at Sunset.
- Linda sent out letters to the applicants in Jan to see if they are still interested in housing. At this time she is purging the waiting list.
- Linda asked the board if they are interested in changing the meeting time to 5:30 pm. The board agrees that it is a good idea. Linda to contact Town Clerk to make change. Change will take effect as soon possible.

**Motion to change meeting time of the Housing Authority to 5:30 pm as soon as it is approved by the Town by: Robert Sheddan**

**Second: Edna Pires**

**All in Favor 5 to 0**

**Motion Passes**

**Motion to accept the Executive Director's / Maintenance Report by: Robert Sheddan**

**Second: David Mazurek**

**All in Favor 3 to 0**

**Report Accepted**

#### **VII. Unfinished Business**

1. Solar Panels – hoping to have them installed in March or April, ongoing

#### **VIII. New Business**

1. Housing in Plainville – ongoing

2. Linda asked the board if they thought about raising the base rents and the percentage the residents pay per month for rent when the next recertification happens in May 2017.

The board agrees that there needs to be an increase because of all of the expenses and costs that the Housing Authority incurs.

Linda to send a letter to residents to reflect the proposed changes. A special meeting will take place so that the residents can voice concerns or questions to the board on March 22.

**Motion to increase base rents to (\$100) for an efficiency, (\$120) 1 bedroom Centerview, (\$140) 1 bedroom at Wood Moor, (\$150) for Handicap apartments. Also the percentage for housing will be raised from 26% to 30% in May 1, 2017 when the residents must apply for recertification pending approval from CHFA by: Desiree Gorske**

**Second: David Mazurek**

**All in Favor 4 to 0**

1 abstained, Robert Sheddan cannot vote because he is a resident.

**Motion Passes**

3. Linda asked if the board will be ok with changing the board meeting in May from May 17 to May 24<sup>th</sup> so she can take a week of vacation. The board agrees.

4. March meeting will be March 22; it will be a special meeting at 5:30 to accommodate the residents' concerns or questions on the rent increases.

**IX. Executive Session**

**Motion to go into Executive Session for the purposes of discussing resident legal issues by: Robert Sheddan**

**Second: Edna Pires**

**All in Favor 5 to 0    Start: 7:40 pm**

**Motion to come out of Executive Session by: Robert Sheddan**

**Second: David Mazurek**

**All in Favor 5 to 0    End: 8:10 pm**

**X. Adjournment**

**Motion to Adjourn by: David Mazurek**

**Second: Robert Sheddan**

**All in Favor 5 to 0    *Motion passes, meeting adjourned at 8:12 pm.***

Respectfully submitted,

*Jennifer Dahlstrom*  
Jennifer Dahlstrom  
Recording Secretary

RECEIVED

FEB 18 2016

*Carol A. Abbott*  
TOWN CLERK

