

PLAINVILLE HOUSING AUTHORITY

SPECIAL MEETING

June 22, 2022

SUNSET COMMUNITY ROOM

1:00 pm

MINUTES

PRESENT: L. Bisson, E. Pires, D.Tino, C. Adams

ABSENT: D.Mazurek

STAFF: Linda DeZenzo, Executive Director, Jennifer Dahlstrom, Recording Secretary, John Marinelli, Maintenance Manager

VISITORS: Rosemary Morante, Town Council Liaison, Lt. Eric Peterson

I. ROLL CALL

D. Mazurek was absent. We had a quorum.

II. MINUTES

A motion was made by: L. Bisson to approve the special meeting minutes from March 17, 2022.

Seconded by: D. Tino

All in Favor 4 to 0

Motion Passes, Minutes Accepted

III. ORAL PETITIONS

- Mike Morris, 234 East Street, Apt C75 spoke about issues he has with other residents commenting when he goes to visit his friends in Woodmoor.

- Deb Starnes, 234 East Street, W17, spoke about suggestions for signage for speeding and for the handicapped and hearing impaired individuals.
- Joann Baron, 234 East Street, W33, spoke about needing additional patrols, drug dealing, speeding, perhaps adding speed bumps, lighting in the area, safety issues.
- Jackie Olesen, 234 East Street, W39 - spoke about issues with other residents in the area, feels she is being stalked, watched by other residents. Jackie talked about picking up after her dog, other residents swearing. She asked if the picnic table could be moved so people don't watch her.
- Linda DeZenzo, Executive Director, Plainville Housing Authority – Linda explained that she addressed all residents' concerns.
 1. Signs are on order reminding people of speed limits and that there are residents in wheelchairs, hearing impaired residents to proceed with caution.
 2. Lights- John fixed the lights at Woodmoor.
 3. Speedbumps – they do not work, we do have them, but they do not seem to stop the speeding.
 4. Linda will move the picnic table as requested by Jackie Olesen.
- Lieutenant Eric Peterson, Plainville Police Department - he told the residents that this is a good place to live, residents need to respect each other. Keep your distance, if the residents cannot get along. There is no confirmed drug activity. If the residents see anything, please call the police and they will look into it.
- John Marinelli, Maintenance at the Plainville Housing Authority – John talked about the lighting, speedbumps, and again reminded the residents that if they see anything suspicious, please call the police.
- Deb Young, 234 East Street, W34 – she talked about the concerns people have about calling the police.
- John Baron, 234 East Street, W33 –he talked about people speeding, the Hartford Courant paper delivery person.
- Linda already addressed the Hartford Courant paper delivery issue and filed a complaint.

IV. FINANCIAL REPORT

Linda went over the Financial Report with the board.

A motion was made to approve the Financial Report by: L. Bisson

Seconded by: D. Tino

All in Favor 4 to 0

Motion Passes, Report Accepted

V. EXECUTIVE DIRECTOR / MAINTENANCE REPORT

VACANCIES

C71,C73,C79,C80,S18,S27,W9,W22,W29,W30 & W32

RENT COLLECTIONS

95% COLLECTED

MAINTENANCE ISSUES

Medina Sewer & Drain

- Washed out manholes with high velocity jets
- W27 & W28 snaked kitchen sink drains
- W28 snaked kitchen sink drain
- W45 & W46 snaked main sewer line
- Woodmoor building Q snaked entire building
- Woodmoor building V snaked main line
- S21 snaked shower and kitchen sink
- W1& W40 snaked toilet & main line
- C75 snaked kitchen sink drain

Fontaine Mechanical

- S13,W26 & W33 cleaned heat pumps
- S2 added refrigerant to heat pump

Impact Fire

- Replaced fire alarm batteries

Bristol Pest Control

- Quarterly Extermination

Masotti Electric

- S19 replace outlet box

Dynamic Electrical

- Troubleshoot lights at Woodmoor parking lot and courtyards

Wright Way Construction

- W45 repair door and cabinet
- W17 & W20 repair door and attic paint

Advanced Power Services

- Preventative Maintenance on the Generators

Bill The Plumber

- S32 replace kitchen faucet
- W2 replace shower cartridge and replace kitchen faucet stem
- C74 repaired leaking toilet
- S26 installed shower trim, drain cover, shower valve & copper pipe fittings
- W15 try to replace shutoffs to replace supply lines

John & Jayson

- W4, W40, W43 installed new hot water heater
- S2, S21, S29, C58, W13, W17 & W46 snaked toilet
- S13 removed wire and reinstalled wire to hide from heat pump
- W6 repaired 3 windows
- W45 installed new shower bar
- Light pole by S11 removed light pole, removed flange, installed new flange, rewired and reinstalled pole and installed light head
- W10 adjusted thermostats on switch
- C76 installed new filter and cleaned fan
- C76 installed new drawer glide
- S28 snaked shower line and snaked main line for Building E at Sunset
- S13 lowered top shelf in refrigerator
- Repaired siding on building by apt W44 in Woodmoor
- C53 installed new kitchen light fixture
- W1, W43 installed new stove
- S17, S25 installed new toilet seat
- C52 reset GFI
- W41 installed new range hood filter
- W3, W34 installed new clothesline
- W27, W41 installed new shower head

- S29 & W17 repaired both storm doors and frames
 - S29 repaired window locks
 - C78 repaired vanity door and installed door pull
 - W20 cleaned mold
 - C69 unlocked resident's bathroom door and showed aid how unlock door
 - C67 installed new hardware for closet door
 - W3 installed new coax cover plate
 - S8, W31 gave new drip pans
 - Centerview near Laundry Room repaired piece of hanging siding and reattached
 - Light pole by S1 removed pole and head repaired pole base reinstalled light head
 - S30 snaked kitchen sink drain and main line for Building F
 - C61 repaired closet door and track
 - S11 installed new under cabinet light fixture
 - W33 removed wire hanging from roof and gutter
 - C71 removed lock from bathroom
 - Centerview Laundry Room door removed lock from storm door handle
 - C51 installed new refrigerator
 - S13 installed new handheld shower
 - S5 & S38 rebuilt toilet tank
 - C69 reset shower head
 - C75 installed new door closure
 - W27 repaired kitchen sink drain
 - W40 installed range hood
 - C65 opened apt for lock out
 - W28 checked water and reset circuit breaker
 - W27 repaired bathroom sink drain
 - W11 repaired cabinet door and lazy susan
 - S28 rescreened 4 screens
 - W2 installed new light fixture
 - S12 installed new globe on outside light
 - C67 installed 2 new closet doors 2 new tracks and new hardware
 - C67 repaired storm door and door jamb
 - S31 installed new light fixture and new bulb
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- On Thurs. March 10th we passed out candy to our residents for St Patrick's Day.
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- On Wed., March 23rd Fire impact was here to do our Semi- Annual Fire Alarm Inspection.
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- On Thurs., April 7th we passed out candy to our residents for Easter.
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- Jennifer just completed the Renter's Rebate Program for our residents and will drop off all of the paperwork at Town Hall. The residents should receive their check late October or early November.

- We had to upgrade and renew our QuickBooks from Premier Plus Edition 2019 to Premier Plus Edition 2022.
- American integrity Restoration Completed the mitigation on apartment S18 and now are in the process of completing the renovations of the unit. The unit is already rented.
- The waiting list was opened here at the Plainville Housing Authority on Tues., June 7th – Thurs., June 9th from 10:00 am – 2:00 pm. That applicants were able to stop by to pick up an application or they were able to call and we mailed an application or email an application. The application must be postmarked by June 16th to be valid. The applicant will be put on our waiting list through lottery, which will be picked by our local AARP chapter.

A motion was made to approve the Executive Director and Maintenance

Report. by: D. Tino

Seconded by: L. Bisson

All in Favor 4 to 0

Motion Passes, Report Accepted

VI. UNFINISHED BUSINESS

- Linda introduced the new Resident Commissioner, Claire Adams (C61).

VII. NEW BUSINESS

A motion to go into Executive Session by: D. Tino

Seconded by: L. Bisson

All in Favor 4 to 0

Start: 1:42 pm

Motion to come out of Executive Session by: L. Bisson

Seconded by: D. Tino

All in Favor 4 to 0

End: 2:13 pm

A motion was made by: L. Bisson to approve the increase in the cost of Linda DeZenzo's Health Insurance.

Seconded by: C. Adams

All in Favor 4 to 0

Motion Passes

A motion was made by: L. Bisson approve a \$1.00 per hour raise for John Marinelli.

Seconded by: C. Adams

All in Favor 4 to 0

Motion Passes

VIII. ADJOURNMENT

A motion was made by: D. Tino to adjourn the meeting at 2:15 pm.

Seconded by: L. Bisson

All in Favor 4 to 0

Motion Passes, meeting adjourned at 2:15 pm

There will be no meetings in July, August.

Respectfully submitted,

Jennifer Dahlstrom

Recording Secretary