

PLAINVILLE HOUSING AUTHORITY
Regular Meeting
September 20, 2016
5:30 pm
Sunset Community Room, 20 Stillwell Drive

PRESENT: The following members were present: Desiree Gorske (arrived late) Robert Sheddan, David Coughlin, David Mazurek

STAFF: Linda DeZenzo, Executive Director

VISITORS: Scott Saunders, Town Council Liaison, William Ryan, CPA

ABSENT: Edna Pires

I. Call To Order

The meeting was called to order at 5:31 pm by David Coughlin, Chairman.

II. Minutes

- A. Motion to approve the Regular Meeting Minutes of June 21, 2016**
by: Robert Sheddan
Second: David Mazurek

All in Favor 3 to 0

Minutes Approved

III. Oral Petitions

None

IV. Second Quarter Financial Report

William Ryan went over the Second Quarter Report.

Motion to accept the 2nd Quarter Financial Report by: David Mazurek
Second: Robert Sheddan

All in Favor 4 to 0

Motion Passes

V. June, July August Financial Report

A. Linda went over the Report with the commission.

Motion to accept the June, July and August Financial Reports by: Robert Sheddan

Second: David Mazurek

All in Favor 4 to 0

Report Accepted

VI. Management / Maintenance Report

Linda reported that there are 4 vacancies C75, C78, W19& W23.

Linda DeZenzo presented the Maintenance Report.

JR Heating and Cooling

- C59, C71, W34& W47 repaired heat pumps

Reynold's Electric

- Near W4 repaired outside lights
- S12 repaired fan
- W44 repaired bathroom light
- W10 repaired hot water heater
- C55 installed GFI and repaired outlet

Frank's Construction

- Buildings O, Rand S at Woodmoor repaired gutters
- C55 and W11 repaired closet doors
- W35 caulked bathtub
- C66 repaired kitchen cabinet
- W17 repaired window
- C55 repaired window crank
- Building S at Woodmoor roof repair
- Bristol Pest Control Quarterly Service
- S24, W26, W44 and W45 ants
- C71 bugs
- W1 ticks
- W25 spiders
- S32 mice outside of apt

Wayne Sharp Plumbing

- C67 leak under kitchen sink
- W6 shower valve

Susco Building

- W47 installed new front screen door

Holcomb Tree

- Removed 2 tree stumps

Advanced Power

- PM for generators

Labella Paving

- Sunset repaired sidewalk and curbing
- Centerview repaired pot holes
- Woodmoor repaired pot holes
- C58, C59, C71 and W6 installed ramps

John

- S16, W28, W46 snaked and put acid down drain
- S3, W4, W20, W24, W28, W45 installed new screen door and windows.
- S32, W1 repaired heat pump
- S34 adjusted tracks on closet door
- W46 plunged and snaked toilet
- S11, W4, W35 repaired storm door and installed new screen
- W37 and EW38 rehung toilet paper holder
- S17 cleaned gutters
- W44 repaired light fixture
- S6, C73 and W47 installed new refrigerators
- Sunset by office and Centerview filled potholes
- S11, S25, C67 installed new toilet seat
- C55 installed new shower head
- C62 and W27 installed new drip pans
- C62 installed new filter in kitchen fan
- W50 repaired door handle
- W34 installed new outside faucet
- S24 and C54 installed new toilet handle
- C61 installed new wax ring
- C57 installed new drip pan and large burner
- C57 installed window crank
- C54 and W24 installed new storm door closure
- C80 installed new blind
- C57 repaired kitchen cabinet
- S37 and W32 installed new flapper
- Sunset ladies room installed new fill valve
- W2 repaired kitchen drawer
- C67 cleaned and repaired bathtub drain
- W39 new hardware on closet doors
- C63 turned up temp on hot water heater
- C57 installed new weather stripping
- C72 rebuilt toilet
- C55 installed new toilet
- W39 installed new clothes line
- C67 installed 2 new burners on stove

- S27 installed new shades
- W13 installed new faucet
- C55 removed bees nest

- On Thursday, July 7th KIM we had pizza and played Bingo.
- On Tuesday, July 19th we had Larry Sutherland do his Fire Safety Insepction.
- On Monday, August 1st I passed out the letter to the residents to inform them that the rents will be going from 26% to 30% effective May 2017. I will send another letter in January to remind them with the recertification letter.
- On Thursday, August 4th we had our annual picnic and played Bingo.
- On Friday, August 19th we had our annual fire hydrant testing done.
- On Thursday, Sept 8th meeting with residents Angel and Wendy.
- June 16th Mr. Gregory was evicted, non-payment of rent.

Motion to accept the Executive Director's / Maintenance Report by: David Mazurek

Second: Desiree Gorske

All in Favor 4 to 0

Report Accepted

VII. Unfinished Business

1. Solar is ongoing. (Should be done before winter)
2. Capital needs tabled until next meeting.

VIII. Old Business

Motion to go into Executive Session: David Mazurek

Start: 6:01pm

Second: Robert Sheddan

All in Favor 4 to 0

Motion Passes

Motion to come out of Executive Session: Desiree Gorske **End: 6:21 pm**

Second: Robert Sheddan

All in Favor 4 to 0

Motion Passes

IX. New Business

Motion not to pursue Mr. Gregory through the court system for payment of rent. Linda to continue to send him monthly letters to remind him.

By: David Mazurek

Second: Desiree Gorske

All in Favor 4 to 0

Motion Passes

X. Adjournment

Motion to Adjourn by: David Mazurek

Second: Robert Sheddan

All in Favor 4 to 0

Motion passes, meeting adjourned at 6:21 pm.

Respectfully submitted,

Jennifer Dahlstrom

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Recording Secretary