

PLAINVILLE HOUSING AUTHORITY

SPECIAL MEETING

October 18, 2023

SUNSET COMMUNITY ROOM

11:00 AM

MINUTES

PRESENT: D.Mazurek (arrived late), L. Bisson, D.Tino, C. Adams, E. Pires

ABSENT: None

STAFF: Linda DeZenzo, Executive Director, Jennifer Dahlstrom, Recording Secretary

VISITORS: Rosemary Morante, Town Council Liaison

I. ROLL CALL

There was a quorum.

II. MINUTES

A motion was made by: L. Bisson to approve the special meeting minutes from September 20, 2023 as written.

Seconded by: C. Adams

All in Favor 4 to 0

Motion Passes, Minutes Accepted

III. ORAL PETITIONS

Shirleen Deschaine, 234 East Street, Apt C64 was present. She talked about too many dogs at the Housing Authority and the need for equal treatment of all residents.

Linda DeZenzo rebutted explaining that everyone is equal and that we do not allow pets at the Housing Authority. There are only service animals allowed.

IV. FINANCIAL REPORT

Linda went over the September Financial Report with the board.

A motion was made to approve the Financial Report by: D. Tino
Seconded by: C. Adams

All in Favor 4 to 0

Motion Passes, Report Accepted

V. EXECUTIVE DIRECTOR / MAINTENANCE REPORT

VACANCIES

- C58, S17, C70, W8, W25 & W38

RENT COLLECTIONS

- 95% COLLECTED

MAINTENANCE ISSUES

Medina Sewer & Drain

- W – Building Q snaked main sewer line for entire building through outside cleanout
- C - Building I snaked main sewer line for entire building
- Used high velocity water jets to clean and flush sewer line going into manholes 6 total

Cintas Fire Protection

- Fire Extinguisher Inspection

Bristol Pest Control

- Quarterly Service

LaBella Paving

- W39 ramp
- W26 ramp and repave area
- W22 install 2 ramps and pave area
- C55 pave area
- Repair 5 potholes

Jon's Plumbing

- W4 install new kitchen sink strainer
- W34 install new hot water heater
- C- flush hot water heater
- W37 repair toilet flange

- C69 replace wax ring
- C51 replace inlet valve

Fontaine Mechanical

- C65 troubleshoot a/c
- S15 & S38 installed new heat pumps

John & Jayson

- W41 gave new strainer
 - S30 reinstalled screen
 - W42 cleaned gutter
 - C59 repaired shed
 - C60 installed new large burner on stove
 - C79 installed new hot water heater
 - S18 & S30 cleaned a/c inside and outside
 - W36 repaired window and reinstalled window
 - W33 snaked shower and main sewer line to building S" Woodmoor
 - W9 installed new batteries and reset remote
 - W25 & W39 rekeyed apts
 - W4 installed 4 new drip pans
 - C66 & C75 installed new clothesline
 - S12 installed new kitchen faucet
 - C64 installed new refrigerator and new vent on roof flash
 - C71 installed new sprayer and hose
 - W17 repaired 2 very large holes in the wall and repainted wall
 - S12 told resident to use dehumidifier and pickup clothes
 - C69 checked faucet flushed water, faucet and toilet water ok
 - Cleaned all gutters at Centerview
 - W37 installed new fill valve and flapper
 - S7 repaired leak in Sunset Laundry Room
- The residents received an additional \$26 on their Farmers Market Cards.
 - Jennifer is almost complete with the Energy Assistance Program for our residents.

A motion was made to approve the Executive Director and Maintenance Report. by: L. Bisson

Seconded by: D. Tino

All in Favor 4 to 0

Motion Passes, Report Accepted

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

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

Seconded by: L. Bisson

All in Favor 5 to 0

Start: 11:18 am

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

Seconded by: C. Adams

All in Favor 5 to 0

End: 12:17 pm

A motion was made to accept LaBella's \$46,000 snow plow bid for 2023-2024 by: C. Adams

Seconded by: E. Pires

All in Favor 5 to 0

Motion Passes

A motion was made to accept the 2024 Budget as presented by: L. Bisson

Seconded by: C. Adams

All in Favor 5 to 0

Motion Passes

A motion was made to approve a pay increase for Jayson Marinelli from \$15.00 per hour to \$18.00 per hour starting January 1, 2024 by: C. Adams

Seconded by: D. Tino

All in Favor 5 to 0

Motion Passes

A motion was made to approve a pay increase for John Marinelli from \$29.00 per hour to \$32.00 per hour starting January 1, 2024 by: L. Bisson

Seconded by: C. Adams

All in Favor 5 to 0

Motion Passes

A motion was made to approve a pay increase for Linda DeZenzo from \$65,000 to \$75,000 per year starting January 1, 2024 by: L. Bisson

Seconded by: C. Adams

All in Favor 5 to 0

Motion Passes

VIII. ADJOURNMENT

A motion was made by: D. Tino to adjourn the meeting at 12:20 pm.

Seconded by: C. Adams

All in Favor 5 to 0

Motion Passes, meeting adjourned at 12:20 pm

Respectfully submitted,

Jennifer Dahlstrom

Recording Secretary