

The Housing Authority of the Town of Bethel

25 Reynolds Ridge, Bethel, Connecticut 06810

July 13, 2016 at 4:00pm

Community Room #25

Regular Meeting

MINUTES

CALL TO ORDER 4:08

ROLL CALL

Gail Slifkin –Chairman, Beth Cavagne -Vice President, Diane Stevenson - Tenant Commissioner, Linda Ryan – Treasurer (absent), Claudia Stephan (absent)

RECEIVED

2016 JUL 15 P 12: 26

TOWN OF BETHEL
TOWN CLERK

MINUTES

- Approval of Special Meeting Minutes of June 15, 2016. Amendment to add Diane Stevenson to Roll Call she was present. Motion to accept Beth Cavagne seconded Diane Stevenson. Make amendment that Gail Slifkin was authorized to sign the tax agreement. Motion to accept Beth Cavagne, Seconded Gail Slifkin, All in Favor.
- Approval of Special Meeting Minutes of July 7, 2016. Motion to accept Beth Cavagne, Seconded Gail Slifkin, All in Favor

CITIZEN INPUT

Jay Ofiero thanked the Commissioners for the Resident Picnic. Doreen Thomas asked what was the status of a picnic table by her yard. Mark Nolan stated that all the picnic tables were being reviewed for replacement or repair.

REYNOLDS RIDGE RESIDENTS ASSOCIATION REPORT

It was requested by the board that RRRRA reports be distributed to all attending so that focus can be geared towards the highlights. Board and Management will review the report.

REPORTS

Chairman's Report

- Tenant Picnic – Gail thanked all that attended
- Community Block Grant I – Gail Slifkin reported that her and Nancy Wagner did a pre-bid walk through of handicapped and non handicapped units
- Community Block Grant II – was not approved.
- Chairman Slifkin handed out a notice to the Board of Commissioners addressed to the Reynolds Ridge Resident Association. Letter to be hand delivered by management to the Reynolds Ridge Resident Association following the meeting. Motion made by Beth Cavagne, Seconded by Diane Stevenson. All in Favor.

Phineas Park Management Report

- Tax Abatement was successful saving the Housing Authority Over \$14,000.00a year
- 2 Vacancies – tenants lined up third vacancies in the process of identifying a tenant. Still have about a 2-year wait list.
- The Brook is getting cleaned out.

Reynolds Ridge Management Report

- Resident Service Coordinator Grant received. We are reviewing the most productive way

to spend the funds.

- Policies and Procedures Update – all comments from tenants and RRRRA List presented will be reviewed for consideration.
- REAC Inspection for R 133 coming the end of August. The current REAC book was ordered for management to be updated on compliance. Notices will be sent out reminding tenants of requirements/life safety issues/ property issues.
- Ramp installed at 69/70 due to reasonable accommodations.
- An Informal hearing was conducted.
- 2 bathrooms being redone due to reasonable accommodations.
- Computer held for ransom. We were able to restore files via a computer technology company who has previous experience at handling it. We were able to avoid the ransom.
- RESOLUTION to authorize chairman to sign and enter into an agreement with DAS Insurance. Motion to Approve Beth Cavagna. Seconded By Diane Stevenson. All in Favor
- Vacant units 30 and 71 waitlist, continuing to be updated.
- Thank you to Resident Bernie Rotunda for caring for the flag. He has requested appropriate lighting for it. Management will get an estimate.
- Food coupons for Farmers Market distributed by Bethel Senior Center. At this moment they do not have any and not sure if they will get any. Residents can check in periodically or see Sara Aroyo at the Bethel Farmers Market.
- United Alarm- still working on update and radio remote system.
- Parking Audit almost complete waiting for a few more residents.
- Cameras are working in #25 and #58.
- Picnic tables are being reviewed for replacement or repair. Motion to order the picnic tables Beth Cavagna. Seconded by Diane Stevenson. All in Favor.

TREASURERS REPORT

Approvals of checks. Motion by Beth Cavagna. Seconded by Diane Stevenson. All in Favor.

NEW BUSINESS

- Mark Nolan presented the details to open the new bank account at Savings Bank of Danbury. Signers will be Gail Slifkin, Linda Ryan and Beth Cavagna. This will be a bank account with no Charge Cards. Motion to Accept Beth Cavagna. Seconded by Diane Stevenson. All in favor.
- Researching blocking Social Media.
- A credit from Frontier that will be used towards new picnic tables or to pay a bill.

OLD BUSINESS

The Board of Commissioners needs more time to review the Resident Participation Plan.

Adjourned 5:00 pm