

ELLINGTON HOUSING AUTHORITY

May 28, 2019

Regular Meeting

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ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6:02 P.M.
- 2) Members present: Charlie Sandberg Jr, Michael Swanson, Dennis Varney and Dorothea Waite. Also present: First Selectwoman Lori Spielman. Absent: Joe Ryan.
- 3) The minutes of the April 30th meeting were reviewed. Mike motioned to accept the minutes, 2nd by Dorothea. Motion passed.
- 4) Public forum: June (apt# 42) voiced her concern about smoking areas and a picnic table being moved from a shady area. She cannot sit in the sun. The table was moved due to the ongoing construction but is 12 feet from the building. Smoking is allowed no less than 25 feet from the building. June said she spoke with Marisol but hasn't heard anything. Dennis will have Jeff move a picnic table back to a shady area. Lucille Stager (apt#36) has several issues; smoking rules in the apartments, master key sharing and things are being stolen from the laundry room. Lucille made a complaint to the police dept since she has items missing from her apartment. In the past a board member had a master key if a tenant locked themselves out. That is no longer the case. She feels the Sept. 2018 minutes were incorrect, but the minutes are correct. Charlie, Mike and Dennis informed her of the 25 feet smoking rule as well as no smoking in the units. With the new construction and new leases, each tenant will be signing leases acknowledging their understanding of the rule. Lucille feels Dorothea Waite should not be a commissioner on the board. She was told by Dennis & Lori to address the Board of Selectman Personnel Committee about her issue with Dorothea. Mr. Prichard at Star Hardware is the person to speak to with board member issues. Lori explained to Lucille when there was an opening, there was only 1 applicant.
- 5) Construction Update: units 1,4,7,8,9,10,11,12,19,26,28,29,33 and 37 are completed. The residents have moved to the hotel and moved back to their apartments. Construction has been completed on the following units: 2,5,20,27 & 32 and they are currently being used as hotels. Apartment #11 is complete and vacant. Marisol will be advertising for a tenant. The list of perspective tenants needs to be more carefully scrutinized. The timeline date for lease signing is August 15th. The application process takes 3 months. For current tenants, the day they move back to their apartment is the day they sign the new lease. The roofing, gutters and side lighting are done. All the downspouts have been replaced. Early June is when the solar panels will be installed. Asphalt sidewalks will be installed right up to the apartment doors. Pressure washing all the buildings will be next. EHA is trying to get a bigger generator. Bruce is checking to see if there is enough money for one.
- 6) Financial Matters: the budget and treasurers report were reviewed.

- 7) Maintenance: apt#32 drain is plugging up again. Bruce & Steve contracted with somebody to come in and scope every one of the drains. This needs to be done before the sidewalks.
- 8) Old Business: Dennis signed all the audit papers 2 weeks ago. This needs to be done every year. Since Atty Bruce Fader was with EHA for part of 2018, he needs to do a form letter for the other outfit. Dennis needs approval for this. Charlie motioned to approved, 2nd by Mike. Motion passed.
- 9) New Business: nothing.
- 10) Meeting adjourned @ 6:45. The next meeting is scheduled for Tuesday June 25th @ 6:00 P.M.

Respectfully submitted,

Gail Gessay

Gail Gessay, Recording Secretary