

**TRUMBULL HOUSING AUTHORITY**

**April 1<sup>st</sup>, 2013**

**The Trumbull Housing Authority met for a regular meeting on April 1<sup>st</sup>, 2013 in the Community Hall of Stern Village.**

**Members Present: Linda Nassrah, Susan False, Thelma Burr, Suzanne Donofrio**

**Also Present: Harriet Polansky, Acting Executive Director of Stern Village**

**With a quorum being present the Chairman called the meeting to order at 7:05 p.m.**

**The meeting commenced with a report from Harriet Polansky. The report indicated possible solutions to safety and improvement issues, as well as the creation of new activities through the Stern Village Community Builders. (copy attached)**

**Issues of concern:**

**The residents of Stern Village are subject to an agreement between Stern Village and Charter Communications. This is an exclusivity agreement lasting from April 1<sup>st</sup>, 2011 through March 31<sup>st</sup>, 2021. Many residents are unhappy with this service. William Morrow, a representative of Charter, will meet at Stern Village on April 4<sup>th</sup> at 1 p.m.**

**There were also some resident concerns over possible parking violations.**

**Paul Littlefield, on behalf of the Stern Village Tenant's Association, addressed the Committee on the correction of minutes for the February 13<sup>th</sup> meeting.(copy attached)**

**Motion was made to move to the Executive Session.**

**Motion carried.**

**Motion then made to move out of Executive Session.**

**Motion carried.**

**No Old Business.**

**No New Business.**

**Adjourn.**

**Respectfully Submitted,**

**Heather LeMoult  
Clerk**

It's been a little over a month since I have started and I want to thank you for all your support and encouragement. I have gotten to know many of you and I am proud of your enthusiasm and ability to embrace new ideas and activities. For those that were at my second Thursday Tea, where close to 75 residents attended, our goal is to become the Exemplary (Model) Housing Authority for the State. I am confident that with your help and support we can reach that goal.

I hope most of you received the message I left you today using a new cell phone app called Pingtown. This is a free service for communicating and providing timely information. If you did not receive it, I urge you to call the number on the bulletin board and set it up on your phone. This can be used for landlines, email address and cell phones. I am the administrator for this.

Also, this room is now WiFi. This means you can use your iPhone, tablet or laptop in the Community Room.

As you know, we are governed by the State. I asked CHFA (Connecticut Housing Financial Authority) to collaborate with us and they were here 10 days about. Based on my Commissioner and Tenant report, there were several procedures and protocols that were neglected in the past. We have the option of doing recertifications every 2 years. However, I am ordering new software, we will be starting recertifications the end of April. We are automating the operations of Stern Village. This means that we will be able to pull up the history of a resident, apartment, printout and track work orders, create the mandatory reports for CHFA and DECD, as well as implement much managerial efficiency.

We are taking a new, fresh approach and moving forward. It is my job to implement many critical-quality procedures and

protocols that are required by the state. These will also ensure that we are operating effectively and efficiently.

Due to a variety of reasons, we are fiscally sound. We have over a million, 750 thousand dollars in cash and we do not have a mortgage. We had some 1-time expenses that were reflected in February, like the negotiated settlement with the former director and snow removal from our outside contractor during Storm Nemo. We have minimal accounts receivable. No one owes rent from the congregate. Villagers owe rent totaling \$1,000 for March.

We will be getting RAP (Rental Assistance Program) monies from DECD (Department of Economic and Community Development) for \$47,000 for the period ending 3/1.

We want to build up cash reserves and have DECD and CHFA help fund improvement projects as well as writing grants and working with corporations for other funding sources.

We have the funds to improve Stern Village AND many of the large capital improvement initiatives, which includes Paving the Roads, a new roof for the Congregate and many others projects will be sought after through grants.

**I spoke with State Representative David Rutigliano and he is working with First Selectman Tim Herbst and John Marsillo, our Director of Public Works on a grant for paving the roads in Stern Village.**

I'm not sure why ½ the Village has gutters over the entrance to their apartments and ½ do not. However, we will remedy that.

I am working with the Trumbull Police Department to conduct a Security and Safety audit. During the Spring they will also bring their canine unit around the apartments.

I will have United Illuminating visit us. We are looking at more efficient and cost-saving energy in our Capital Plan. I am looking into a less expensive electric company for the THA. Our electric bills are very expensive for the lighting, washers, dryers and maintaining empty apartments.

I also met with Jean Fereira at the Senior Center. We are partnering on activities, events and transportation services through the Senior Center. We have lots of ideas for activities to benefit our seniors.

We are working with GBT on buses. Jean Wilkinson another community builder, is planning a trip to Stew Leonards next Thursday, there will be a sign-up sheet.

We will be working with the Kennedy Center on activities. Lisa Mazionne, Cindy and Chris, Stern Village Community Builders are meeting with me this week to plan activities for the younger residents.

I met with our Fire Marshall and Deputy Fire Marshall. They will be meeting with the Congregate the end of April to discuss safety issues and they will conduct a fire drill. Madeline will provide you information. The Deputy Fire Marshals will also be speaking to us about fire prevention.

We will also create an emergency access road, only to be used in case of an emergency.

I am working with the Town's Public Works Department on procuring a generator. I am reviewing all our contractors and suppliers to ensure they are meeting our needs and providing us with cost efficiencies. I will ensure that contractors are independent and qualified.

Many of you have voiced your complaints about Charter Cable. Chairwoman Judi Stern signed a 10-year agreement with Charter Cable. The agreement started on April 1, 2011 and ends March 31, 2021. Charter gave the THA \$22,200. This gave Charter the right to be your exclusive cable provider. Attorney Callahan reviewed this lengthy agreement and it specifically states that Charter has exclusively to market to everyone in Stern Village and Charter owns the inside and outside wires that are in your apartment. Therefore, another cable provider cannot be entertained due to this previously executed agreement. Many of you signed an agreement stating that you will only use Charter.

Based on the information that Attorney Callahan and myself have reviewed. The former executed agreement must be enforced. This Thursday at 1pm, William Morrow, from Charter will meet with us.

We are looking into getting 2 additional clothes dryers. One for this laundry room and one for the laundry room near the Congregate.

Next Monday Night, NCAA Championship Game. I am going to see if I can borrow the popcorn maker from the Senior Center so we can watch the game here. Go 'Cuse.

**March 27, 2013**

**ATTACHMENT: Minutes, Board of THA, This date, 3-27-2013**

**Be it attached to the minutes of tonights, 3-27-2013, THA Board meeting, this statement of correction to the minutes of the THA Special Meeting, February 13, 2013:**

**The paragraph headed, "Tenant's (sic) Association Report" is in error, as there was no Tenants' Association report given at the meeting of February 13, 2013 as had been discussed with Acting Chairman, Russell Friedson, just prior to said meeting.**

**For the record the remarks and comments made by Paul G. Littlefield (myself) at said Special Meeting were given under Agenda item, "Public Comment" and, be it noted in the record, that the opinions expressed were those of Paul G. Littlefield and his alone. He did not speak for, or on behalf of the Tenants' Association in his remarks and comments.**

**Thank you for your attention to this matter of fact.**

**Respectfully submitted,**

**Paul G. Littlefield**