

Trumbull Housing Authority – November 28, 2016

Trumbull Housing Authority
November 28, 2016
4:00 pm
Community Room of Stern Village

Commissioners Present: Chairman, Janice Kopchik; Commissioners Suzanne Donofrio, Paul Niebuhr, Deborah Dowd and Susan Fatse (entered at 4:14 pm)

Also Present: Executive Director Harriet Polansky

The meeting was called to order at 4:08 pm by Chairman Kopchik. Roll call was conducted followed by the Pledge of Allegiance.

Mrs. Kopchik welcomed Deborah Dowd to the Board of Commissioners and congratulated her on being elected President of the Stern Village Resident Association Board.

Past Minutes

The following correction was noted in the October 24 2016 minutes:

Page 1 under Past Minutes should read: "Motion was made by Mrs. Kopchik..."

Motion was made by Mrs. Kopchik, seconded by Mrs. Donofrio, to approve the minutes of October 24, 2016 as amended. Minutes were approved with one abstention from Ms. Dowd.

Treasurer's Report

Ms. Dowd thanked everyone who voted for her and is looking forward to working with the Commission, Harriet, all residents to continue to make Stern Village and the Congregate the best place.

For the four months ending October 31, 2016, Stern Village and Stern Center had an overall loss of approximately \$10,409. This is attributed to the numerous vacancies in the Village and the Center which reduced the rental income. However, per Harriet, ten vacancies have been filled and new residents will be coming to Stern Village between December 1, 2016 and February 1, 2017. There are three vacancies left, not including units 5, 6, 7 and 8.

Executive Director's Report

Ms. Polansky presented poinsettias from the Staff and residents to the Commissioners for their hard work for the Trumbull Housing Authority.

Mrs. Fatse entered the meeting at 4:14 pm.

Currently the reserve balance is over \$1,526,177, which is approximately \$6,875 for each unit in the entire complex. The overall cash position as of September 30, 2016 shows a balance of \$985,083

Trumbull Housing Authority – November 28, 2016

including the investment account. As of October 31, 2016, Accounts Payable is approximately \$57,526, including the PILOT accrual for the current and prior fiscal year.

The check has finally been received for the Congregate after waiting several months for the State Controller to sign it. This is received quarterly for subsidies/rent for those residents who do not pay the full amount in the Congregate.

Ten vacancies have been filled and new residents will be coming to Stern Village between December 1, 2016 and February 1, 2017.

Ms. Polansky will continue to look at other projects to further improve the facility within the realm of affordability, need and security. For example, an arborist was hired to remove several trees and prune starting December 1. Some lights around the Village were fixed. A new handicapped door for the Community Room will be installed within the next few weeks. They are waiting for the contractor to set a date. Solar panels on the Congregate roof are installed. We are waiting for the installation of the necessary meter from United Illuminating.

The Town is in the process of bidding a contractor for the heat pumps. Ms. Polansky is working on another Small Cities Grant for 2017 to be used for windows and possibly insulation.

A conference call is scheduled with DOH and CHFA mid-December to discuss funding.

Ms. Polansky noted she is extremely excited about working with Deborah Dowd as Tenant Commissioner and as President of the duly elected Stern Village Tenant Association.

Past Minutes – Special Board Meeting November 9, 2016

Motion was made by Mrs. Kopchik to approve the minutes of the November 9, 2016 Special Board Meeting as written. Seconded by Mrs. Fatse and approved with Ms. Dowd abstaining.

Unfinished Business

Motion was made by Mrs. Kopchik to approve the minutes of the September 6, 2016 Special Board Meeting as written. Seconded by Mrs. Fatse and approved. Abstention by Mrs. Donofrio and Ms. Dowd.

New Business

Ms. Polansky explained the election of the Stern Village Resident Association Board noting she was not involved with the election. Kim from TOVAH has been working on this election for the past two years. Ms. Polansky asked Ms. Dowd and Ms. Fisher to discuss the election process and present information to the Board. Ms. Dowd presented a request for acknowledgement and designation of the Stern Village Resident Association as the duly-elected Resident Association representing the interests of all Stern Village residents.

Trumbull Housing Authority – November 28, 2016

Dear Trumbull Housing Authority Board of Commissioners,

The election of the Stern Village Resident Association Board was conducted on Tuesday, November 15, 2016 between 10:00 am and 7:00 pm in the Community Room.

Maureen Bova of the Stamford Registrar of Voters and Kaitlyn Peterson of the Trumbull Senior Center served as election monitors of the Stern Village Resident Association Board Election for the entire election period.

The election resulted in the following seven residents being elected to serve on the Stern Village Resident Association Board:

President	Deb Dowd
Vice-President	Sandra Fisher
Members at Large	Roberto Cortes, Ed Horan, Gloria Lanham, Nicholas Vertucci and John Vogele

Attached please find a copy of our organizational bylaws which ensures that all residents of the Stern Village Community are members of the Stern Village Resident Association and are entitled to nominate and elect their Resident Association Board every two years. Monthly meetings will be held and open to all members of the Association.

As such, we are requesting that the Trumbull Housing Board of Commissioners acknowledge and designate the Stern Village Resident Association as the duly-elected Resident Association authorized to represent the interests of all Stern Village residents as directed by its membership.

Furthermore, we request that effective December 2016, the Stern Village Resident Association be added to the agenda prior to Public Comment so that we may read and submit a monthly report which will address expressed resident concerns and efforts to assist the Housing Authority in improving the quality of life of its residents.

Respectfully Yours – signed by all the elected members of the Board.

Mrs. Kopchik made a motion to acknowledge and designate the Stern Village Resident Association as the duly elected Resident Association representing all Stern Village residents. Seconded by Mrs. Donofrio and approved unanimously.

Resident Comments

Mrs. Kopchik clarified that this portion of the meeting is for residents to provide comments with no interruptions. Everyone will be given three minutes to speak on topics relating to Stern Village. No member of the Board will interrupt a resident except for extreme circumstances such as profanity, slander on another resident or to state or clarify what the resident is saying. Resident Comments are

Trumbull Housing Authority – November 28, 2016

not intended to be a question and answer session but merely an opportunity for residents to provide comments relating to stern Village.

Joan – asked about the purchase of the heat pumps. Ms. Polansky noted the Town is going out to bid and they will be purchased after the bid. Joan was concerned about the warranty on the units.

Mr. Niebuhr clarified that resident comments was not meant to be a Q&A period because the Board or Ms. Polansky would take up the three minutes and they do not want to take up that time. Any questions asked will be answered at the end of the period.

Next Meeting

The next meeting will be held on Wednesday, December 28, 2016 at 4:00 pm. Mrs. Kopchik wished everyone, on behalf of the Board, a Merry Christmas and Happy Hanukah.

Adjournment

Mrs. Kopchik moved to adjourn the meeting at 4:25 pm. Seconded by Ms. Dowd and approved unanimously.

Respectfully submitted,

Barbara Crandall
Clerk