

Housing Authority of the Town of Somers
Meeting July 16, 2025
71 Battle Street
Meeting Minutes

1. Call to Order

The meeting was called to order at 1:00pm

2. Attendance

Marylou Hastings, Terri Schmidt, John Nejfelt, David Pinney, Brooke Hawkins, Maureen Corley

3. Discussion with individual residents

Tom, referencing fire at an assisted living facility in Fall River, noted that emergency personnel exiting the elevator onto the second floor at building #71 have difficulty identifying which hallway to use to access a particular apartment number. We discussed current and possible alternative signage.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

No vacancies in Phase I; a new one coming up next month in Phase II.

4.1.1.1. Review plans and prospects for retaining 25% units in Phase I

Nothing in play

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed work order activity since the last meeting. She elaborated on the individual calls. Generated a discussion about whether we should move to annual checkup on all AC units instead of just the ones serving the common areas. John was promoting checking the temp of the AC output to indicate whether the unit needs service. Staff has been able to work on washing and trimming around buildings as well as weed control. Dumpster cameras have had dramatic positive impact. After a meeting with Beebe's, the local crew and manager were terminated and a new crew will be training up.

4.1.3. Review Financial Condition

Maureen was present to review financial reports

Phase I: YTD report shows cash positive so far. John and Terri supporting five-year analysis. Transferred from reserve account to cover transfer expenses. Phase II is still positive as well.

Talked about inspecting and cleaning duct work for dryer connections. We would have to hire this out since our staff can't handle the residents' appliances. Brooke is soliciting quotes.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed Fran's report. Fran has setup a Q&A session regarding Medicare and related topics for July 30.

4.2. Other

We discussed current arrangements for responding to a fire on the property, especially as pertains to the big buildings. Brooke noted that the alarm systems are inspected and tested regularly. The relatively frequent triggering of the smoke alarms for non-emergency issues like burnt food leads to residents not evacuating immediately when the alarm sounds. In the event of

a situation requiring evacuation, all responding emergency personnel have lists of residents needing assistance to evacuate. Beyond that, residents are generally aware of those who might need assistance and what their status is, providing help as needed.

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from June 18, 2025

Marylou moved, Terri seconded, and it was unanimously agreed to accept the minutes as presented

7. Resident Questions/Concerns

Marylou had nothing to add

8. Adjournment

The meeting adjourned at 2:15pm

Respectfully submitted,

David Pinney