

**Housing Authority of the Town of Somers
Meeting July 21, 2016
Woodcrest Community Room – 71 Battle Street
Meeting Minutes**

1. Call to Order

Called to order at 2:00

2. Attendance

Marylou Hastings, Eileen Fedorowich, Dave Arnold, Bob Landry, David Pinney, Brooke Hawkins, Fran Little, Jay Malley, Maureen Corley, Nicholas Kirby

3. Discussion with individual residents

3.1. Review status of apartment fire follow-up

Jay reviewed status of the building: Everything functioning as appropriate the following morning. The alarm system did function as expected. Damage has been assessed by several contractors and plans are being developed for demo and repair. Insurance company is working through third party adjuster. Management is working on fire drills and ways to assist all residents who may need it and to make sure everyone is accounted for. There is a new level of respect for and response to alarm testing.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental ó Update

Phase I: one unit available now that the applicant failed to qualify. Phase II: two vacancies that both had prospects that fell through; damaged unit will be unoccupied until repaired but insurance will cover lost revenue

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

None of the available units involved grandfathered units

4.1.2. Review Condition of the Facilities and work orders

64 work orders over the past month with 60 completed; working on 3 renovations; ants have been ongoing problem that could be reduced by preventative maintenance

Inspections coming up from insurance carrier and limited partners

Parking lot being striped on Monday. Memos going out on moving cars.

4.1.3. Review Financial Condition

Maureen reviewed: Phase I property insurance just renewed at reduced premium given some loss history falling off

Phase II: caught up on taxes and accruing for future payments; taxes went up \$1000 with new year. Also catching up on deposits for capital repair; insurance renewal going forward without much increase.

4.1.4. Review Resident Services Coordinator's activities

Fran distributed list of activities. She mentioned she is concerned that she may not know all special needs that exist among residents so she is asking residents to speak up if they have issues we should be aware of.

4.2. Other

Eileen said she talked to Harvey about solutions to damaged lawn areas. They are looking at options but Eileen focusing on areas damaged during winter snow removal.

Eileen asked about cloth line for #75 but nothing yet.

Invitation for interest in site enhancement and gardening work brought out several people. These folks have formed themselves into a group that is meeting and discussing various topics. One early topic is signage on the property. Proposals will go to management and to the board if necessary.

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from June 16, 2016

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

7. Resident Questions/Concerns

Eileen noted a large amount of furniture went into the dumpster at 75. Meant no room for garbage which was then left outside. Brooke said they knew who it was and following up.

8. Adjournment

Adjourned at 3:00

Respectfully submitted,

David Pinney, Chair