

**Housing Authority of the Town of Somers
Meeting Minutes for January 18, 2017
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

Despite the error in agenda, the plan was to move the meeting time to 3:00 and the meeting was called to order at 3:00. Everyone showed up for 3:00 as it was.

2. Attendance

Marylou Hastings, Eileen Fedorowich, Dave Arnold, Bob Landry, Dave Pinney, Brooke Hawkins, Fran Little, Jen Palazzo, Harvey Edelstein, Maureen Corley, Nick Kirby

3. Discussion with individual residents

Nothing raised

4. Old Business

4.1. Management of Property (REDI)

Dedication ceremony was held at Stafford for the first units completed in their expansion project. Some Woodcrest residents attended and remarked positively on the development

4.1.1. Apartment Rental ó Update

Phase I fully occupied but lease break coming up; sheøl cover lease until re-rented. Phase II had a resident pass away so have a vacancy for January.

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

No legacy units involved

4.1.2. Review Condition of the Facilities and work orders

No printed report but verbal update from Brooke; fairly standard work load. Some water damage in one unit thatø being repaired, but source of the damage is still undetermined. Saving money on motion sensor light controls. Good cooperation and quick work on snow removal.

4.1.3. Review Financial Condition

Phase I: all accounts current; there will be a larger bill for elevator board that was shorted out during a power outage. Audit ongoing to finalize cash balance at end of 2016; 80% of final balance goes to General Partner that would then look at opportunities to help the Woodcrest community. Phase II has all accounts current, which is something the office has been working hard on for some time; this includes being current on PILOT payment to the town. There will likely be little to no surplus. Budgets in place for 2017.

4.1.4. Review Resident Services Coordinatorø activities

Fran distributed a written report and highlighted some of the activities. There was a program held today with a specialist in elder law reviewing actions people might take to secure their financial affairs in the event of going to nursing home, establishing care in place, or in the event of death. Well attended and well received. Fran developing additional seminars. Volunteers assisting residents getting help from the food pantry has been working out well.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Dave Arnold asked about accommodations for residents now that Somers Pharmacy has closed. Brooke reported that Rite Aid has taken over the existing accounts and will deliver for free prescriptions or any other store items for the next year; after that there will be a small fee. Staff is coordinating with delivery person to facilitate the process.

6. Approval of minutes from December 15, 2016

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

7. Resident Questions/Concerns

Eileen concerned that some not putting appropriate items in the recycle bins. Brooke noted that guidelines have been distributed from time to time but policing compliance is problematic. It was also noted that the trash company, USA Hauling, has continued to relax requirements on what materials can be recycled

8. Adjournment

Bob moved, Dave seconded and it was unanimously agreed to adjourn at 3:50pm

Respectfully Submitted,

David Pinney