

**Housing Authority of the Town of Somers
Meeting Minutes - February 19, 2020
Woodcrest Community Room – 71 Battle Street**

1. Call to Order

The meeting was called to order at 3:00pm

2. Attendance

Marylou Hastings, Terri Schmidt, Spider Carey, David Pinney, Brook Hawkins

3. Discussion with individual residents

Concern about street lights that are out; They are currently being replaced

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: no current vacancies but one coming up; Phase II had three vacancies in Jan with all scheduled for occupancy by Mar 1, new vacancy coming up in March

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 a report on maintenance activity;

The crew is testing alarms while not tied up with turnovers

4.1.3. Review Financial Condition

Dave reviewed the 2019 year-end numbers as reported by Maureen. Both Phase I and Phase II ended the fiscal year in the black. As expected, Phase I had a stronger margin than Phase II. The accounting firm was at Woodcrest last week collecting info on the recently concluded fiscal year. They will be developing draft audits shortly that will be shared with the limited partners.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran. It included the typical array of activities. Educational meetings have been held on Medicare and insurance developments. Fran still commits plenty of time to helping keep residents in their units as long as possible before they have to change to assisted living facilities.

4.1.5. Phase II PILOT abatement update

Dave indicated that the selectmen have not scheduled a discussion on this topic. He will confirm a time with the First Selectman

4.2. Other

Water was tested after complaints about smell; smell was gone shortly after call was placed and subsequent tests were all good.

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from January 15, 2020

Terri moved, Marylou seconded and it was agreed to adopt the minutes as presented. Spider abstained since he was not present at the meeting.

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

Spider moved, Terri seconded and it was unanimously agreed to adjourn at 3:40pm

Respectfully submitted,

David Pinney, chair