

*NAUGATUCK HOUSING AUTHORITY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS MINUTES
January 11, 2012*

1. The regular meeting of the Naugatuck Housing Authority Board of Commissioners was called to order at 5:04 p.m. by Commissioner Debra Miller. Said meeting was held in the Community Room at George B. Lewis II.

The following were in attendance:

COMMISSIONERS:

Debra Miller
Laurie Jackson
Maria Fidalgo
Elaine Russell

Kevin Knowles, Executive Director
Samuel Behuniak, Maintenance Supervisor
Former Mayor Joan B. Taf
Burgess Liason Laurie Jackson
Lt. Robert Harrison- Naugatuck PD.
2 Residents

2. Commissioner Debra Miller led in the Pledge of Allegiance to the Flag.
3. VOTED: Unanimously on motion by Commissioner Fidalgo and seconded by Commissioner Russell to approve the minutes of the December 12, 2012- Regular Meeting.

**Executive Director's Report
December Report
January 11, 2012**

All Drawdowns HUD funds for both Capital and Operating dollars have been completed for the month of May for our Federal (HUD) Complexes.

I have been in contact with Lt. Harrison of the Naugatuck Police Department on any issue related to the public safety of our residents.

Robert E. Hutt – Unit front door (fire door) ordered and being replaced, more doors will have to be replaced, in the future.

HUD will be conducting a Federal REAC Inspection at Lewis Circle on this coming January 31, 2012. Tenants will be notified.

HUD will also be at George B. Lewis I & II for the yearly REAC Inspection, in March of 2012. Tenants will be notified.

The Alarm system at Oak Terrace is being worked on; they are still dealing with the two lightning strikes.

Executive Director Knowles thanked Former Mayor Taf and Burgess Jackson for helping to provided hot meals to residents during the major storm and power outage. He also thanked Burgess Jackson for her donation of pictures for the recently painted bathrooms at George B. Lewis II.

**Maintenance Supervisor's Report
December Report for January**

Federal Complexes

George B. Lewis I – Osborn Road

There were 2 electrical issues, 4 plumbing issues and 0 appliance issue (AC). 12 Paint/Door Lock issue, 2 Heat and Window issues, and 4 miscellaneous issues.

George B. Lewis II – Weid Drive

There were 3 electrical issue, 1 plumbing, 4 paint, door, lock, 0 window-heat, 1 appliances, 5 etc.

State complexes

Lewis Circle: MR

There were 1 electrical issue, 1 plumbing issues, 0- paint/door issues and 1- appliance (A/C) issues and 1 Heat and Windows issues and 3 miscellaneous issues.

Robert E. Hutt – Congregate

There were 1 electrical issue, 8 plumbing issues, 2 appliance (AC) issue, 3- Heat and Window, 1 Paint/Door Lock issue, 2 miscellaneous issues.

Oak Terrace

There were 10 electrical issues, 22 plumbing issues and 7 appliance issue (AC). 10 Paint/Door Lock issue, 4 Heat and Window issues, and 6 miscellaneous issues.

Oak Terrace: Units empty 18

OT- Building 28 & 29 water main break, 4 " line, repaired within 12 hours.

OT- Units being painted 4-b

OT- Replaced 4 water heaters

OT- Removed 7 truckloads of leaves

OT- Buildings 1-2-14 needed lighting

OT- 15-A a hair curler was removed from inside of a toilet

OT- the Generator was fully serviced on 1-10-12

OT- Quote for new carpet and VCT at the Oak Terrace Community Room is \$4,075

OT- and Robert E. Hutt- Congregate- lights were installed to illuminate the American Flags at both Complexes.

OT- Belletti's Tree Service – Removed hanging branches, now he is grinding stumps out, to eliminate termites.

George B. Lewis I and II - Community Room- Bathrooms were painted

George B. Lewis I and II- Estimate for Community Room Generators is \$26,000.

OT-3 Park Benches were replaced.

George B. Lewis I and II- 1991 Dodge tool bed is rusting, ready to fall off. In order to save the truck, it needs a flat-bed to be installed. Installation cost is between \$1,600 and \$1,800. The truck could be utilized for trash pick-up. The Board approved installation of the flat-bed.

Congregate needs a microwave oven, estimate cost: \$450.00. The Board approved purchase.

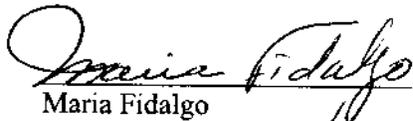
Public Comment

Lt. Robert Harrison of the Naugatuck P.D. asked the residents to be on the look-out for scams coming via mail and for people stealing contents of mailboxes.

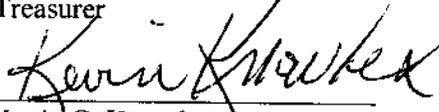
Former Mayor Joan Taf asked why there are 18 vacancies at Oak Terrace. Maintenance Supervisor Sam Behuniak said that they had been taking care of leaves and snow, and are working on units.

Voted: Unanimously on a motion made by Commissioner Maria Fidalgo and seconded by Commissioner Elaine Russell to adjourn the meeting at 6:07pm.

Respectfully submitted,



Maria Fidalgo
Treasurer



Kevin G. Knowles
Executive Director/Secretary