NAUGATUCK HOUSING AUTHORITY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
January 9, 2013

1. The Regular Meeting of the Board of Directors of the Naugatuck Housing Authority was held on Wednesday, January, 9, 2013. Meeting was called to order at 5:07 p.m. by Vice Chairperson Miller. Said meeting was held at the George B. Lewis II Complex located at 1013 Weid Drive (Community Room).

   The following were in attendance:

COMMISSIONERS:	Others:
Debra Miller	Christine Warren, Executive Director
Maria Fidalgo	Kyle Best, Maintenance Director
Joan B. Taf	Laurie Jackson, Burgess Liaison
Rev. Bruce Wood	3 Residents (1 arriving late)

2. Commissioner Miller led the Pledge of Allegiance to the Flag.

3. **VOTED**: Unanimously on motion by Commissioner Fidalgo and seconded by Commissioner Taf to approve the Minutes of Special Meeting held on December 13, 2013 (*subject to correction of Congregate Services contract date expiration from June 30, 2012 to June 30, 2013).*

4. **VOTED**: Unanimously on motion by Commissioner Taf and seconded by Commissioner Miller to approve the Minutes of Special Meeting held on December 17, 2013.

5. **Executive Director's Report read by Christine Warren**

6. **Maintenance Director's Report read by Kyle Best**.

7. **Public Comment:**

   Joanne Aquavia (11G-Weid Drive) Requested a water fountain or water cooler be installed at Weid Drive Community Room for tenants/guests.

   She also asked why classes such as "Nutrition", "Dealing with Depression", etc. are not offered at Weid Drive. She recommended scheduling these classes right after lunch, so residents are already in Community Room to ensure a better turnout.

She also stated that some residents use inappropriate language during lunch in dining room. She also asked why Jim Gallagher (Maintenance Dept.) cannot clean off tenants cars and shovel around them. Christine Warren explained that because of insurance restrictions we are unable to move and/or clean snow from and around tenants cars. The Housing Authority is responsible for only parking lots and walkways, according to lease.

Buelah Merritt (10A –Weid Drive) stated that there was a woman who setup exercise classes previously, but they were cancelled eventually for poor turnout.

She also stated that several residents do joke around and laugh during lunch, but doesn't feel it's offensive or language is inappropriate.

Burgess Laurie Jackson commented that she is glad that we are obtaining bids for stripping & re-waxing of congregate floors.

8. **Commissioner Comments:**

Commissioner Miller asked that tenants be respectful and allow Commissioners to comment without interference from meeting attendees. She also thanked Kyle for creating the "After-Hour Call Log", and that it was nice to see a report listing this information.

Commissioner Miller asked if snow removal contractor for Weid Drive is licensed, and if the fee has been set. Christine Warren is to research and report back to Commissioners and tenants.

Commissioner Taf asked if 2013 budget revisions were complete. Christine Warren informed her that revised budgets are being mailed to all Commissioners, and a conference call will be scheduled with Jack Sullivan to discuss.

Commissioner Taf asked for number of vacant units. She said that it is usually listed in Maintenance Report. She also asked for schedule of 2013 Meetings.

Commissioner Miller asked Kyle Best and Christine Warren to provide a list of vacant units, and what needs to be completed per unit going forward.

Commissioner Wood stated that he will not be available to attend February monthly meeting.

Commissioner Taf stated that she will not be available to attend March monthly meeting.

9. **VOTED**: Unanimously on motion by Commissioner Taf and seconded by Commissioner Fidalgo to add an Executive Session to meeting for purpose of discussing personnel issues at 6:03 pm.

10. **VOTED**: Unanimously on motion by Commissioner Taf and seconded by Commissioner Fidalgo to recess to Executive Session at 6:03 pm.

11. **VOTED**: Unanimously on motion by Commissioner Taf and seconded by Commissioner Fidalgo to reconvene to Public Session at 6:35 pm.

Note: No voting emanated from Executive Session.

12. **VOTED**: Unanimously on motion by Commissioner Miller and seconded by Commissioner Wood to adjourn the meeting at 6:42 pm.

Respectfully submitted,

Maria Fidalgo
Treasurer

Christine Warren
Executive Director/Secretary