

**NAUGATUCK HOUSING AUTHORITY
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
MINUTES**

March 18, 2015

(REVISED APRIL 10, 2015)

1. The special meeting of the Board of Directors of the Naugatuck Housing Authority was called to order at 3:07 p.m. by Chairperson Theresa Swanson. Said meeting was held at George B. Lewis I Housing Complex, 71 Osborn Road, Naugatuck, CT 06770.

The following were in attendance:

COMMISSIONERS:

Theresa Swanson, Chairperson
Joan B. Taf, Vice-Chairperson
Maria Fidalgo, Treasurer
Helen Borbas, Vice-Treasurer

Christine Warren, Executive Director
Kyle Best, Director of Maintenance
Bernice Bakstis, Public Housing Mgr.
Laurie Jackson, Burgess Liaison

11 Residents

2. Commissioner Swanson led the Pledge of Allegiance to the Flag.
3. Christine Warren read the Executive Director's Report.

*Executive Director's Report
February 2015*

All drawdowns of HUD funds for both Capital and Operating dollars have been completed for the month of February 2015 for our Federal (HUD) complexes.

Move-Ins:

Public Housing (NHA Properties)

4 Apartments rented: 1-Oak Terrace, 1-Congregate, 1-GBL1, 1-Lewis Circle

Section 8 Program

2 Move-In's

George B. Lewis I & II:

New Opportunities visited 8-10 units at GBLI site in February to perform a lighting audit. They will now determine which can be replaced by energy efficient fixtures to save the residents money on their electric bills. They will also determine if the site lighting to see if we will qualify for LED lighting on the site. This would make the property lighting much brighter and bulbs will last much longer.

Oak Terrace:

apartment for welfare check, unless family member is present & allow them to enter Housing Authority Staff should never be first to enter apartment for welfare check.

5. New Business:

Part-Time Temporary Laborer: Christine Warren informed the Board that the Union and Labor Attorney both approved hiring a part-time temporary laborer for Maintenance Department. They stated employee must be a bargaining unit employee.

VOTED: Unanimously on motion by Commissioner Taf and seconded by Commissioner Borbas to hire a temporary part-time laborer/helper for Maintenance.

Call for Aid/Fire Bell at Bldg 4-GBLI: Discussion regarding quotes obtained by Christine Warren to repair fire/call for aid system at Building 4, 71 Osborn Road.

VOTED: Unanimously on motion by Commissioner Taf and seconded by Commissioner Borbas to table the issue until clarification from bidders with respect to warranty on equipment & repairs determined & any applicable permit fees.

6. Public Comment:

Eleanor Furtado (Apt 4F) asked why no one was immediately dispatched to check the water leak around her window.

Ann McGowan (Apt 10C) expressed concern from Weid Drive tenants with respect to parking issues at GBLII Complex. Parking spots recently designated as "Drop Off & Pick Up" are causing conflict with tenants in Bldg. 8. Tenants do not feel that 3 spaces are necessary for pickup & drop off. They are better utilized for tenants living in Bldg 8.

She also said that GBLII Residents (Weid Drive) are concerned about drivers not stopping for stop sign at end of Beacon Brook property. Christine Warren will ask Beacon Brook to request that their staff & visitors be sure to park at the stop sign.

NHA Board of Commissioners decided to change 2 of the 3 parking spaces to regular parking and leave 1 space (the handicapped space) as "Drop-Off and Pick Up Only".

Bill McKenna (Apt 4A) expressed his concern to fire and call for aid bells not working at Building 4. He hopes that the Board will move quickly to repair.

William Hulburt (Apt 5B) commented on how helpful Mike Mormile was in faxing his paperwork.

7. Commissioners' Comments:

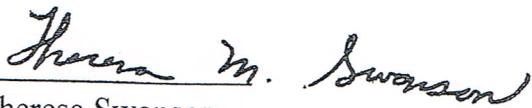
Chairperson Swanson commented on what a marvelous job that Kyle Best and Maintenance Staff has done dealing with the winter weather. She said that the Board appreciates all of their hard work.

Commissioner Taf wished everyone a Happy Easter.

Commissioner Borbas thanked everyone for coming to the meeting and expressing their concerns.

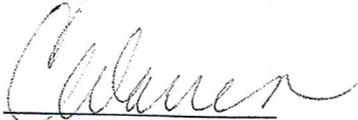
VOTED: Unanimously on motion by Commissioner Borbas and seconded by Commissioner Fidalgo to adjourn the meeting at 4:05 pm

Respectfully submitted,



Theresa Swanson

Chairperson



Christine Warren

Executive Director-Secretary