

NAUGATUCK HOUSING AUTHORITY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
MINUTES – MARCH 11, 2009

1. The Regular Meeting of the Naugatuck Housing Authority Board of Commissioners was called to order at 5:01 p.m. by Acting Chairperson Laurie Jackson. Said meeting was held in the Community Room at George B. Lewis I – Osborn Road. The following were in attendance:

COMMISSIONERS:

Theresa Swanson - Absent
Laurie Jackson
Maria Fidalgo
Debra Miller
Louise Morgan

Mike Mormile – NHA Part-Time
Samuel Behuniak, Maintenance Supv.
Lt. Robert Harrison, NPD
Residents: 20

2. Vice-Chairperson Jackson led in the Pledge of Allegiance to the Flag.
3. VOTED: Unanimously on motion by Commissioner Louise Morgan and seconded by Commissioner Maria Fidalgo to approve the minutes of the Regular Meeting of February 11, 2009 (each member having received a copy for review).
4. Correspondence - None
5. Executive Director's Report (for February 2009):

George B. Lewis I – Osborn Road – There was three electrical issues, one plumbing issue, two paint/door issues, one heat/window issue and one miscellaneous issue. One unit was painted (5Q), and there was one unit leased up for February (5Q).

George B. Lewis II – Weid Drive – There was two electrical issues, three plumbing issues, one paint/door issue and three miscellaneous issues.

Lewis Circle – MR – There was one electrical issue, three plumbing issues and one heat/window issue. There were no units leased up for February. Roofs are being finished and new siding has started. Unit 42's floor was sanded and sealed for \$1,262.50.

Robert E. Hutt – Congregate

There were three electrical issues, five plumbing issues and two heat/window issues, one appliance issue and one miscellaneous issue. There was one unit leased up for February (1A).

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Oak Terrace – There were 22 plumbing issues, 17 electrical issues, 11 paint/doors/locks issues, six appliance issues and 13 miscellaneous issues. Six units were painted (3C, 31C, 36A, 37D, 14D & 4E). There were no units leased up for February. Replaced one refrigerator and no stoves. New trucks are being purchased.

NOTE: All complexes were plowed and sanded during snow storms (Feb. 4 – 2” & Feb. 20 – 10”).

6. PUBLIC COMMENTS:

Sam Behuniak, Maintenance Supervisor spoke about Lewis Circle whereby they are going to remove all bathroom windows and replace with siding. A lot of the water damage was caused by the window.

Peggy Lubinski #20A spoke about cats that are damaging her car and cat food is being left near her vehicle. Also, there was a broken brake light on her car. These problems have been ongoing for a few months. Commissioner Jackson will look into this and will discuss with Sam Behuniak. The Commissioners told her and the residents not to put out seed for the birds or feed the cats.

Phyllis Rahn – Building 5-0 – asked if we know what to do with stray cats. One of her neighbors left two cats and she feeds them. Commissioner Jackson will contact the Dog Warden, Debbie Wilcox, to see if she will take them or who will. Sam Behuniak stressed not to feed the cats, and they will go elsewhere.

Jackie Craft – Oak Terrace – Building 35A – She asked if the Fire Dept. has a key to let someone in if locked out. Commissioner Jackson told her they have a knock box for emergencies. Tenants are to call Housing first, and if they cannot reach Housing, they are to then call the Fire Dept.

Sam Behuniak discussed purchasing five knock boxes at \$130 each for Oak Terrace as Police and Fire want their own – Commission will discuss with Sam.

Ralph Barba 13D – Oak Terrace – There is still a bird problem as people are still feeding the birds. Inquired about the lighting, and Commissioner Jackson said that it is being looked at and will start when the weather gets warmer.

Dorothy Phillips 5A – Welcomed Commissioner Louise Morgan to the Board and wished her well. Also asked about putting a rail down near Building 1A, 1B to 1F as it is very hard for people to walk. Sam Behuniak does have a quote, and he will give same to Commissioner Jackson to review.

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Joan Taf – 219 Margaret Circle wanted to welcome Louise Morgan to the Commission and wished her well.

Lt. Harrison reported that not much as been going on this time of year. However, told everyone to be careful as people are being scammed during these hard times. Lt. Harrison talked about the Code Red System and said a resident had a problem with seeing the 888# on the phones and didn't answer it. They have since changed it to 720 which will now show up as Borough of Naugatuck.

Resident Joan Taf asked Lt. Harrison about the early dismissal from school. A lot of elderly received them and got upset as they do not have children. Lt. Harrison said it is difficult to single out who to call.

Commissioner Debra Miller asked how to sign up, and Lt. Harrison said to go to the town's website or call Asst. Fire Chief Ken Hanks at the Fire Department.

Monica 4A asked about the front porches as one resident gets the whole porch, and the other resident doesn't have one. Why can't we extend it? Sam Behuniak will look into it. Also, we do not have backyards since the problem with the houses that were built behind us.

7. A vote was taken on the NHA Operating Budget for the Fiscal Year ending 12/31/09.

Motion made by Commissioner Fidalgo and seconded by Commissioner Miller to accept the Budget for Fiscal Year ending 12/31/09.

FOR:
L. Jackson
M. Fidalgo
D. Miller

AGAINST:
None

ABSTAIN:
L. Morgan

8. OLD BUSINESS:

VOTED: Unanimously on motion by Commissioner Miller and seconded by Commissioner Fidalgo to purchase a 2009 Chevrolet Silverado 4x4 truck for the Maintenance Department from Loehmann-Blasius Chevrolet for the amount of \$26,678.00. Loehmann-Blasius Chevrolet was the second lowest bidder by \$183.00. The decision to purchase the vehicle from Loehmann-Blasius Chevrolet was based on the lowest bidder being in Litchfield and travel time for routine

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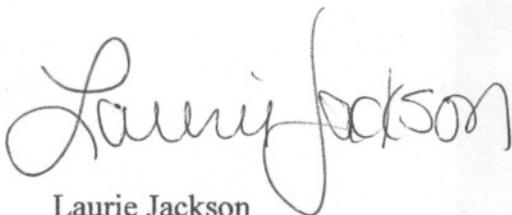
maintenance would make up the difference in the cost. All Commissioners were in favor. Motion was approved.

9. NEW BUSINESS:

Commissioner Jackson brought up the fact that Florence Volonino was a Commissioner for 21 years, and that the Community Room at Weid Drive be renamed in her name. Commissioner Jackson received a few calls with regard to doing this. Commissioner Fidalgo suggested that a plaque would be better with her name on and placed in the room. This will be discussed more at the next meeting.

10. VOTED: Unanimously by Commissioner Morgan and seconded by Commissioner Miller to go into Executive Session at 5:35 p.m. for discussion of issues at Oak Terrace and also a cleaning service. Came out of Executive Session at 6:55 p.m. and recessed to Regular Meeting.
11. VOTED: Unanimously on motion by Commissioner Miller and seconded by Commissioner Morgan to let K. Niski have a Certified Service Dog once we receive a letter stating that the dog is a Certified Service Dog.
12. VOTED: Unanimously on motion by Commissioner Morgan and seconded by Commissioner Miller to adjourn the Regular Meeting at 6:58 p.m.

Respectfully submitted,



Laurie Jackson
Acting Chairperson