

NAUGATUCK HOUSING AUTHORITY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
MINUTES – MAY 13, 2009

1. The Regular Meeting of the Naugatuck Housing Authority Board of Commissioners was called to order at 5:00 p.m. by Chairperson Terry Swanson. Said meeting was held in the Community Room at Weid Drive – GBL II. The following were in attendance:

COMMISSIONERS:

Theresa Swanson	Samuel Behuniak, Maintenance Supv.
Laurie Jackson	Residents: 12
Maria Fidalgo	Executive Director Kevin Knowles
Debra Miller	
Louise Morgan	

2. Chairperson Terry Swanson led in the Pledge of Allegiance to the Flag.
3. VOTED: Unanimously on motion by Commissioner Laurie Jackson and seconded by Commissioner Louise Morgan to approve the minutes of the Regular Meeting of April 8, 2009 (each member having received a copy for review).
4. Executive Director's Report:

George B. Lewis I – Osborn Road – There were six electrical issues, five plumbing issues, one paint/door issue, two heat/window issues and one appliance issue. One unit was painted (5Q). Furnace control was adjusted by MJ Daly. There were no units leased up for April.

George B. Lewis II – Weid Drive – There were three electrical issues, four plumbing issues, three paint/door issues, three appliance issues and five miscellaneous issues. There were no units leased up for April.

Lewis Circle: MR

There were two plumbing issues and one heat/window issue and one miscellaneous issue. There were no units leased up for April. Bob and Mark installing tub surrounds as bathroom windows are removed by siding contractor.

Robert E. Hutt – Congregate

There were four plumbing issues, two paint/door/lock issues and one appliance issue. There were no units leased up for April.

Oak Terrace – There were 8 plumbing issues, seven electrical issues, 14 paint/doors/locks issues, two heat/windows issues, two appliance issues and 10 miscellaneous issues and four emergencies. Two units were painted (7D & 16D). Tub was reglazed. There were no units leased up for April. Replaced two

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refrigerators (7C & 6B) and two stoves (9A & 7C). There were three units leased up for April (4E, 6B & 30D).

NOTE: All complexes were mowed once.

5. PUBLIC COMMENTS:

Ed Talmadge #32 asked about a fence & no parking sign near Buildings 33A & 34A and also a chain link fence pole to pole with a sign in the middle.

Mrs. Morgan 5L – Osborn Road asked that a notice be sent reminding residents who own dogs to make sure they clean up after their dogs.

Mr. John Morgan 5L – Asked about designating parking spaces, and to remind agencies that they should be parking in the Visitor's Parking Area and not to take up resident spaces.

Lorraine Mulhall – Weid Drive – stated that when she used to work for Visiting Nurses, they used to have stickers on their mirrors indicating that they were from VNA.

Francis Jacewicz – GBL II #9G asked about blinds for doors on sunroom at Community Center.

Ralph Barba #13D – Spoke in regard to pot holes, and he spoke with Executive Director, Kevin Knowles, regarding the fencing and lighting at Oak Terrace. Ralph suggested people from Police & Fire come up at night to see where they suggest the lighting should be. Executive Director Knowles said these items have to go out to bid.

Ray Niski – Weid Drive – Is still hearing complaints regarding stealing. Recommended time locks. Ray reported that he will call the Police Department if he finds out who is stealing. Inquired as to putting in chutes for the garbage at Weid Drive. Sam Behuniak reported that a spray system was installed to help with the garbage smells in the rooms where garbage is held. Tuesdays garbage is picked up. Also, Ray Niski asked for a meeting with Steve Ball from HUD. Executive Director Knowles will contact Steve Ball regarding same. Ray also inquired as to the furniture in the Community Room. Chairperson Swanson informed Mr. Niski that we do have new tables and chairs in the Community Room.

Lorraine Mulhall stated that years ago the Housing Authority didn't have enough money to put in air conditioning or the chutes for garbage at Weid Drive.

6. The following resolution from HUD accepting stimulus of \$212,000 was read by Commissioner Jackson:

Resolved: That the Naugatuck Housing Authority authorizes the Executive Director to accept the ARRA Capital Funding CT26SO4750109 and to execute any ACC Amendment(s) in conjunction with said funding. Further the Executive Direction is hereby designated as the official representative and contracting officer for the Authority in this regard and is authorized to utilize the funding for eligible activities and in accordance with any HUD requirements, laws and regulations pertaining thereto.

VOTED: Unanimously on motion by Commissioner Laurie Jackson and seconded by Louise Morgan to accept the resolution as read.

7. A resolution of acceptance regarding the 2009-2010 fiscal year Robert E. Hutt Congregate Budget was tabled.
8. Old Business – None.
9. New Business – None.
10. VOTED: Unanimously on motion by Commissioner Debra Miller and seconded by Commissioner Laurie Jackson to go into Executive Session at 6:15 p.m. to discuss contracts.
11. VOTED: Unanimously on motion by Commissioner Louise Morgan and seconded by Commissioner Debra Miller the Regular Meeting be reconvened at 7:10 p.m.
12. VOTED: Unanimously on motion by Commissioner Louis Morgan and seconded by Commissioner Maria Fidalgo to extend the contract with Bookkeeping Advantage, LLC – Florence Justino under the current agreement.
13. VOTED: Unanimously on motion by Commissioner Laurie Jackson and seconded by Commissioner Maria Fidalgo to adjourn the Regular Meeting at 7:11 p.m.

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Respectfully submitted,



Kevin Knowles
Executive Director



Terry Swanson
Chairperson