

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Annual Meeting of the Board of Commissioners
October 22, 2014
Minutes of the Meeting

The Annual Meeting of the Board of Commissioners of the Housing Authority of the Town of Greenwich was held on Wednesday, October 22, 2014 at the Hayton Room in Town Hall. The Chairman, Sam Romeo, called the meeting to order in public session at 5:35 p.m.

The Chairman declared that a quorum was present and directed the Assistant Secretary, Lisette E. Contreras, to act as secretary for the meeting.

Commissioners Present: Sam Romeo, Abelardo Curdumi, James Boutelle, Cathy Landy, Angelo Pucci, Robert Simms Jr and George Yankowich

Staff Present: Anthony Johnson, Terry Mardula, Penny Lore, Lisette Contreras, John Yankowich, Teryl Elliott, and Winston Robinson

Legal: Lou Pittocco

Public: Joan Yankowski

The Chairman welcomed the public and asked the public for comments. Ms. Joan Yankowski thanked the Housing Authority for the fall festival and the Commissioners that attended. Ms. Yankowski informed the Board that a resident uses a leaf blower every night after dark. The Chairman suggested calling the police. He directed the Deputy Director to send a letter to the resident regarding the leaf blower. Ms. Yankowski described an incidence she witnessed where a resident's dog attacked another dog which caused the dog owner to fall and get injured, however it did not occur on HATG property. Commissioner Boutelle stated that Greenwich does not have a leash law in place; it has an "under control" law in place. Commissioner Boutelle inquired regarding HATG's pet policy. The Deputy Director explained that dogs or cats are only allowed in the senior buildings and there is weight and breed limitations, dogs have to be on a leash and owners have to pick up after them. Ms. Yankowski then stated that the landscapers still have not removed the weeds that are close to her residence. The Executive Director directed the Deputy Director to look into the issue. Ms. Yankowski suggested a "No Solicitation" sign be placed on the property. The Deputy Director will coordinate with the Maintenance Director and Commissioner Simms on the sign.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on September 24, 2014. On a motion duly made and seconded, the Minutes, were approved.

Finance Committee

The Finance Committee met on October 22, 2014. In attendance were Commissioner Curdumi, Commissioner Boutelle, The Executive Director, Deputy Director and the Accounting Manager.

Commissioner Curdumi stated that HATG received a HUD payment in the amount of \$399,000 for the Section 8 program. This will bring the deficit down to \$144,000. The Executive Director added that in order for HATG to continue receiving a high performer status, 97% of the money needs to be spent. The Deputy Director will make sure that HATG continues to lease-up.

Commissioner Curdumi reported that staff is currently working on having 2015 budgets ready for the next committee meeting.

Development Committee

The Development Committee met on October 22, 2014. In attendance were Commissioner Romeo, The Executive Director, the Director of Maintenance and the Development and Planning Manager.

The Planning and Development Manager stated that the elevator project at McKinney Terrace II is progressing.

The Planning and Development Manager informed the Board that the Adams Garden new development was out for bid. The Adams Garden kitchen bid opening is scheduled for October 31st. The Planning and Development Manager added that HATG might receive the funding for the Adams Garden playground.

The Planning and Development Manager mentioned that HATG is waiting to sign the CDBG contract for the Parsonage Cottage alarm system.

The Planning and Development Manager stated that all projects at Greenwich Close are progressing.

The Planning and Development Manager reported that the contract has been signed for the Armstrong Court boiler project. Commissioner Romeo inquired on the timetable for the project. It should be completed by January 31st. The Executive Director added that the temporary boiler is not installed but will be within the next two weeks. Commissioner Landy asked if some residents are without heat. The Executive Director replied that everyone at Armstrong Court has heat; the entire complex is currently being run by one boiler and a temporary boiler will be installed during construction.

A discussion ensued regarding the Greenwich Time article on the Armstrong Court project. The Executive Director stated that the Board of Selectmen will review the

Municipal Improvement Request on Friday. The use of Tax Credits was discussed as well.

Administrative Committee

The Administrative Committee did not meet this month.

Commissioner Boutelle informed the Board that Connecticut State Law does not allow email meetings and they urge to avoid emergency meetings as well. If something needs to be voted on the procedure would be to post a notice of the meeting, one commissioner has to be present and the rest can attend the meeting by phone.

Other Residences Committee

The Other Residences Committee did not meet this month.

The Parsonage Cottage Administrator stated that her occupancy is at 39. She is currently trying to get started on the fire alarm system installation.

The Executive Director stated that the improvements at Greenwich Close are progressing well. The new fence looks great. There is a brick road that goes through the fenced area. The kitchen improvements are almost complete. HUD inspected the improvements in order for HATG to receive the funds from our reserves. The Planning and Development Manager reported that the release of funds was approved on Friday. The Executive Director added that the catwalks have been painted. However the laundry rooms need to be modernized. The Executive Director informed the Board regarding an incident between a tenant and a contractor employee.

The Chairman thanked Commissioner Simms and Commissioner Landy for their time and effort given to the Academy. He also thanked Commissioner Landy for organizing the Armstrong Court Resident Council.

Executive Director Report

The Executive Director informed the Board that the Armstrong Court redevelopment project will have to be done in two phases because doing it all at once would be too costly. The Executive Director stated that in order to complete the project in phases, HATG will have to get a commitment from the State on phase two. Commissioner Yankowich added that the project has to have continuity; once work starts, it can't stop until phase two kicks in. Commissioner Boutelle inquired about the project timeline. The Executive Director responded that it would take three to four years to complete.

Staff Reports

The Deputy Director stated that he would like for the housing managers to provide more in depth reports.

Other/New Business

The Chairman stated that the Vice Chairman position is open for elections. Commissioner Yankowich announced that he will be nominating Commissioner Curdumi for the position of Vice Chairman because he has stood up for HATG and has helped in solving many problems over the last ten years. Commissioner Boutelle motioned that the Secretary casts 1 ballot for Commissioner Curdumi. The Secretary casted 1 ballot for Commissioner Curdumi. All votes were in favor of electing Commissioner Curdumi as Vice Chairman. Commissioner Curdumi accepted the position.

The undersigned, being all the members of the Board of Commissioners of the Housing Authority of the Town of Greenwich (the "Authority"), hereby adopt Resolution #402 set forth below by unanimous consent:

RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Authority or until their successors are appointed:

Committees of the Authority:

Development Committee:

Sam Romeo (Chair), George Yankowich, Anthony L. Johnson and John Yankowich

Finance Committee:

Abelardo Curdumi (Chair), James Boutelle, Anthony L. Johnson

Administrative and Communications Committee:

Angelo Pucci (Chair), James Boutelle, Robert Simms, Anthony L. Johnson, Terry Mardula and Lou Pittocco

Other Residences Committee:

Cathy Landy (Chair), Robert Simms, Anthony L. Johnson, Penny Lore, Jamie Longo and John Yankowich

Officers of the Authority:

Executive Director	Anthony L. Johnson
Deputy Director	Terry Mardula
Secretary	Anthony L. Johnson

Motion to close out Annual Meeting of the Board at 6:50 p.m.

Motion to open Annual Meeting for Quarry Knoll II Corporation ("QK II Corp") at 6:51 p.m.

The undersigned, being all the members of the Board of Directors of the Quarry Knoll Corporation ("QK Corp"), hereby adopt Resolution #403 set forth below by unanimous consent at a meeting duly called and conducted of this Board:

RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Corporation or until their successors are appointed:

Officers of Quarry Knoll II Corporation:

President	Anthony L. Johnson
Secretary	Terry Mardula

Motion to adjourn the Annual Meeting for QKII Corp at 6:53 p.m.

Motion to open the Annual Meeting for Town Hall Annex Corporation (“THAC”) at 6:54 p.m.

The undersigned, being all the members of the Board of Directors of the Town Hall Annex Corporation (“THAC”), hereby adopt Resolution #404 set forth below by unanimous consent at a meeting duly called and conducted of this Board:

RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Corporation or until their successors are appointed:

Officers of Town Hall Annex Corporation:

President	Anthony L. Johnson
Secretary	Terry Mardula

Motion to adjourn the Annual Meeting for THAC at 6:56 p.m.

Motion to re-open the Annual Meeting of the Board at 6:57 p.m.

Motion to go into Executive Session at 6:55 p.m.

Motion to come out of Executive Session at 7:20 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:25 p.m.

Respectfully submitted by,
Lisette E. Contreras