

**TRUMBULL HOUSING AUTHORITY**  
**May 28, 2013**

The Trumbull Housing Authority met for a regular meeting on Tuesday, May 28, 2013 in the Community Room of Stern Village, 200 Hedgehog Circle.

Members Present: Suzanne Donofrio, Chairperson  
Thelma Burr, Susan Fatse, Linda Nassrah and Linda Scarpantonio

Also Present: Harriet Polansky, Acting Director and Attorney Darrin Callahan

The following is a brief summary of the meeting.

A quorum being present, the Chairperson called the meeting to order at 7:07 p.m.

Following the roll call and Pledge of Allegiance the Chairperson motioned to enter into Executive Session to hold discussion on personnel issues and pending litigation. The motion was then seconded by Commissioner Fatse and unanimously carried.

All Board members present entered into Executive Session at 7:10 p.m. At various points, Harriet Polansky (Agenda Item B) and Attorney Callahan (Agenda Items A and B) were invited in, as they had useful information pertaining to the discussions being held.

Upon motion made by Chairperson Donofrio, seconded by Commissioner Burr and unanimously carried, the Board exited Executive Session at 8:02 p.m. and the regular meeting resumed.

**Report of the Executive Director**

Harriet Polansky's comments are summarized as follows.

We are in the process of obtaining estimates for the needed repairs to our roadways, pathways and roofs.

The Community Room generator is now in place. Residents will be asked to fill out a short survey to better assess the essential supplies needed in the event of an emergency.

Security issues were addressed with Officer Harry of the Police Department. At his suggestion, speed bumps have been installed and wireless security cameras have been positioned around the Village. Additional surveillance cameras have also been placed at the Congregate. Floodlights and brighter outside lamps will now be utilized. Parking violations will also be enforced. Tenants will be receiving windshield stickers shortly to identify their vehicles, as belonging to a resident.

A neighborhood watch has been formalized and its volunteers were recognized.

A food committee has been implemented at the Congregate to work on providing more variety and healthier meals.

Sean Hopper will be starting his beautification Eagle Scout project in June.

Donations made to the Center were recognized.

The Center's newsletter "The Stern Village Voice" has been completed and will be distributed to all residents. Information on all upcoming events and activities will be noted there.

The next Tuesday Tea will be held on June 18<sup>th</sup>. The event will be sponsored by Stop and Shop, who will be offering information on healthy meal planning. Refreshments and gifts will also be provided.

The issues pertaining to Charter Communications and whether cable service from ATT could be made available, was re-addressed. Attorney Callahan informed that general council for Charter Communications has made it clear that they will not release their exclusive rights under the contract. They also stressed that, if those rights are infringed upon, they would seek damages.

#### Public Comment

Debbie Dowd commented representing the Tenants Association. Areas of interest and concern were, as follows.

How is the monthly rent configured and can a breakdown on how it is determined be made available? There is a very large hole in the back fence and the abutting property owner has asked that it be addressed. The roofs are covered with mold and the Association would like to have this looked into, as well as, the needed repairs to the sidewalks, which have become a safety issue. The final area of concern centered on the proposed increases by United Illuminating and how the tenants' rates would be affected.

Jon Greene inquired on the status of the search process for the new Executive Director and the budget for the next fiscal year. He also questioned if the monthly financial statement is available for review. The Chairperson informed that the report was not available in time for tonight's meeting and will be taken up for action and review at the next scheduled meeting.

Paul Littlefield asked that the record reflect that all comments and opinions expressed are his own and do not represent those of any other organization or group.

His comments to the Board included the following:

Tenants of Stern Village are independent renters and, as such, are not subject to inquiries into their medical conditions and prescriptions. It was also his understanding that cleanliness issues may not be used, as a condition of continuing to lease. He questioned the need for the expansion of the criminal and credit background checks to a national level, as the previous State wide checks have been very successful. Will there be an increase cost as a result of this change and, if so, will rents be affected. He asked that the financial reports be made available to the public. The Chairperson advised that the reports will be posted on the website together with the agenda for next month's meeting.

Gus Aquino and Bob Lewis commented that Stern Village is moving forward in a positive way. They expressed their thanks and appreciation to the Board and the Acting Director for all they have accomplished in such a short period of time.

Marcia King also recognized the hard work and dedication of Harriet Polansky.

As the last order of business, the Board took action on the following.

MOTION MADE (Donofrio), seconded (Fatse) and unanimously carried to approve the Executive Director contract, with removal of the draft, to Harriet Polansky.

MOTION MADE (Donofrio), seconded (Fatse) and unanimously carried to approve the Congregate Management Plan.

MOTION MADE (Donofrio), seconded (Fatse) and unanimously carried to approve the Resolution to Remove and Add Signatories of the Trumbull Housing Authority's T. Rowe Price 457 Pension Plan, as presented.

There being no further business to discuss, a motion was made by Chairperson Donofrio and seconded by Susan Fatse to adjourn. The May 28, 2013 meeting of the Trumbull Housing Authority adjourned at 8:41 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog  
Clerk