

Trumbull Housing Authority
August 19, 2013

The Board of Directors of the Trumbull Housing Authority met for a regular meeting on Monday, August 19, 2013 in the Community Room of Stern Village, 200 Hedgehog Circle.

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

Also Present: Harriet Polansky, Executive Director

The following is a brief summary of the meeting.

A quorum being present, the Chairperson opened the meeting at 7:03 p.m. with the Roll Call and the Pledge of Allegiance.

Approval of Minutes

MOTION MADE (Scarpantonio), seconded (Burr) and unanimously carried to accept the minutes of the July 22, 2013 regular meeting, as recorded.

Bills and Communications

Thelma Burr reported all account payables current, as of this date.

Tenants' Association

Bob Lewis spoke on behalf of the Association. Mr. Lewis recognized the vast amount of improvements that have been accomplished by the current staff within the last six months. He stressed again the importance of tenants and management working together for the betterment of our community.

Report of Executive Director

Harriet Polansky reported, as follows.

As per State requirements, the Congregate apartments are currently in the process of being inspected.

Numerous emergency preparations and procedures are in the course of being implemented. Residents were encouraged to attend tomorrow's Tuesday Tea, where additional discussion on this topic will be held.

To ensure that all residents are accounted for during emergencies, residents will be asked to fill out a form provided by the Executive Director indicating whether or not they intend to remain at Stern Village during emergency situations.

A pre-storm checklist is also being created, which will enable residents to better prepare for specific emergency situations.

There were several recent plumbing issues relating to clogged drains. Residents need to be more cognizant of what is being put down drains. Sink drain filters have been purchased and will be distributed to all Congregate residents.

Probate Judge T.R. Rowe will be in attendance at Tuesday's Tea to provide a general overview on probate issues such as the need for wills and final directives. Judge Rowe will be available to answer any related questions.

The issue of the proposed new Congregate roof was discussed. The Executive Director informed that the Congregate roof is now over 25 years old, in disrepair and needs to be replaced.

The Executive Director informed that three estimates were submitted and assessed by this Board, the head of maintenance and various Town officials with construction expertise. In addition, based upon inspections by each contractor, it was each contractor's independent opinion that the existing roof did not need to be removed and that new shingles could be placed over it. The Executive Director indicated that the cost of the new roofing would come in under \$38,000.00.

Old Business – None

New Business

The agenda item relating to a review of the estimates provided, discussion and subsequent approval of a contractor for the roof replacement at Stern Center (Congregate) was addressed.

Tom Hannibal of Hannibal Construction, one of three proposed contractors, was present and provided clarification on the construction process. Upon inquiry, Mr. Hannibal indicated that the shingles to be utilized come with a forty year warranty and that his company would provide a five year warranty on the labor end of it. Mr. Hannibal estimated that the job would take approximately three days to complete, with an approximate target start date in September.

Don Scinto, a Stern Village resident and member of the Trumbull Planning and Zoning Commission spoke in support of Mr. Hannibal and his outstanding workmanship.

Following Mr. Hannibal's presentation the following motion was made.

MOTION MADE (Scarpantonio), seconded (Nassrah) and unanimously carried, to act upon and adopt a resolution to approve Hannibal Construction, as the contractor to perform the replacement of the Stern Center (Congregate) roof in accordance with the written estimate submitted, which is the most reasonable, subject to the following:

1. Written contract to be negotiated at a later date with terms satisfactory to the Trumbull Housing Authority.
2. Verification of sufficient funds to fund the contract.

The next item for discussion and action was a proposed resolution, which would establish the status of former residents who wish to return to Stern Village or the Congregate

The Executive Director explained that the resolution stipulates that a former resident who has vacated his or her unit and now wishes to return to Stern Village cannot receive preferential treatment and must reapply for residency, as a new applicant.

MOTION MADE (Scarpantonio), seconded (Fatse) and unanimously carried, to act upon and adopt a resolution regarding residents who may want to return to Stern Village or Stern Center (Congregate) after leaving their apartment on their own accord. In order for a resident to return to either Stern Village or Stern Center, as the case may be, they must reapply based on the Trumbull Housing Authority's procedures, including, but not limited to, placement on the waiting list for either property.

Public Comments

Bob Lewis and Gus Aquino thanked the staff for a job well done, evidenced by the fact that life at Stern Village continues to improve. It was duly noted that they have received many positive comments from other residents.

There being no further business to discuss a motion was made and seconded to adjourn. The August 19, 2013 meeting of the Trumbull Housing Authority adjourned at 7:32 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the THA

