

Trumbull Housing Authority

September 23, 2013

The Board of Directors of the Trumbull Housing Authority met for a regular meeting on Monday, September 23, 2013 in the Community Room of Stern Village, 200 Hedgehog Circle, Trumbull, CT.

Members Present: Linda Nassrah- Vice Chairman
Thelma Burr, Susan Fatse

Also Present: Harriet Polansky, Executive Director

Members Absent: Linda Scarpantonio – Chairman
Suzanne Donofrio- Secretary

This is a brief summary of the meeting.

A quorum being present, the Vice Chairperson opened the meeting at 8:04 p.m. with the Roll Call and the Pledge of Allegiance.

Executive Session

Vice Chairman Linda Nassrah made a motion to adjourn to Executive Session at 7:08 p.m. to discuss Personnel matters. This was seconded by Thelma Burr.

Vice Chairman Linda Nassrah made a motion to return to the regular meeting at 8:10 p.m., seconded by Thelma Burr.

Approval of Minutes

Motion made (Nassrah), seconded (Burr) and unanimously carried to accept the minutes of the August 19, 2013 regular meeting, as recorded.

Bills and Communications

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

Thelma also stated the picnic was a huge success. They received many donations: \$370.00 in cash, 2 sheet cakes, a gift card and other food.

Tenants Association

Bob Lewis spoke on behalf of the Association.

He felt that management has made some great improvements in Stern Village. He asked the residents in attendance if they were happy there.

The Tenants Association is being phased out. Some of the residents feel it's not needed. Also, because of the rules involved with having an Association. He said that some of the residents want a social club where everyone is a member and we can work together to make things better. If you contributed money to the Association, you may get a refund if you desire.

Bob felt that life at Stern Village has improved dramatically from what it was. The neighborhood watch was formed this year.

Bob also wished to thank Harriet and all the residents who have helped out to make things better.

Report of the Executive Director

Harriet Polansky reported as follows:

She presented a financial draft which she reviewed.

Some of the key points were:

For the 2 months ending August 31, 2013 the overall gain was approximately \$5500.00.

Our reserve balance is over \$ 1,700,000.00 (one million seven hundred thousand dollars.)

The accounts payable was approximately \$19,000.00

Further improvements will be made. She's working on a contract to have the roof repaired.

We also have a new software program which has improved our lives. We are in the process of converting all the financial items onto the software program.

A million dollars doesn't cover all the things we want to do. It's expensive to do the roads and the pathways. We are looking into funding to help us do that.

Thanks to the neighborhood watch for keeping Stern Village safe. Harriet has not heard of any problems since we started using the parking stickers.

The picnic was great, the weather was wonderful and it was great to see a sense of community, we've come a long way to improve life here at Stern Village.

We are starting the "Are you Ok?" program. We are seeking 1 person per each building to check on their neighbors. Many of the residents are already doing it. We would like to get it formalized. We would like to have a list of names so we know who will be responsible for checking on their neighbors.

There is a copy of the pet policy on the bulletin board. We are having a presentation by the dog warden in October regarding care of your pet. I encourage residents to walk their pets on the roadway. It is easier to clean up than on the grass.

Movie night is coming in October. There will be a signup sheet on the bulletin board. We're adding more channels to the TV, especially more sports channels.

We have been approved by UI for a lighting incentive program. This will save us money on all the outdoor lighting and common areas in Stern Village and Stern Center. Kyle Keindl and Derek Chomiak

from JT Energy Solutions gave a presentation to explain what will be done. The Board also received a draft from Harriet outlining the information presented.

One of the ways to save money is to change the outside lighting to LED lights. This will result in a 75-85% reduction in lighting costs. Another benefit of the LED lights is they last longer than traditional lights. The savings to Stern Village would be approximately \$12,300 annually. UI is paying a large portion of the cost to change over. The balance would be a 0% loan. There is no significant out of pocket cost. We would pay UI approximately \$ 1,160.00 a month for 48 months.

Another benefit to this project is we would be adding additional lighting to the outside perimeter of Stern Village. The poles would remain the same. They will add additional flood lights to areas as needed to increase lighting. The project would take approximately a week and a half to complete.

Old Business

None

New Business

None

Public Speaking

1. Paul Littlefield- He submitted a paper for the record (which he read aloud) regarding the rent costs. (See Attached).
2. Bob Grillo- He signed up to speak but left the meeting ill.
3. Bob Lewis- He declined to comment as he had spoken earlier in the meeting.

Adjournment

There being no further business to discuss, a motion was made to adjourn at 8:48 pm with unanimous consent.

Respectfully Submitted,

Michelle Arbachouskas
Substitute Clerk

20013 Sept. 23rd THA Board Open Comments

These comments are requested to be spread upon the record:

- 1. U.S. Census data shows that there will be an increased demand for subsidized low-income Elderly and Disabled housing in Trumbull.**

- 2. This Board of Commissioners has taken an oath to uphold the Constitution of the U.S., the State of CT., the Trumbull Town Charter and the laws thereof.**

- 3. The law, State Statute, Sec. 8-45, states, in abbreviated form, that the philosophy of the CHFA is that “Each housing authority shall manage and operate its housing projects in an efficient manner so as to enable it to fix the rentals for dwelling accommodations at the lowest possible rates consistent with providing decent, safe and sanitary dwelling accommodations . . . To this end an authority shall fix the rentals . . . at no higher rates than it finds to be necessary . . .” (emphasis added).**

- 4. This Board of Commissioners is respectfully requested to comply and enforce this State mandate.**

Respectfully submitted,

[signed]



**Paul G. Littlefield
162 Hedgehog Circle
Trumbull, CT. 06611**