

TRUMBULL HOUSING AUTHORITY
200 Hedgehog Circle
Trumbull, CT 06611

The Board of Directors of the Trumbull Housing Authority met for a regular meeting on Monday, June 27, 2011 in the Community Room of Stern Village.

Members Present: Edward Coyne, Chairperson
Thelma Burr and Robert Marconi

Also Present: Harry Wise, Executive Director

A quorum being present the Chairperson called the meeting to order at 7:22 p.m.

Acceptance of Minutes

MOTION MADE (Marconi), seconded (Burr) and unanimously carried to accept the minutes of the May 23, 2011 regular meeting, as presented.

Treasure's Report

The financial figures for the month of May were reviewed. Other than the \$25.00 monthly services increase at the Congregate there were no significant changes from what was reported last month.

Old/New Business

The Executive Director reported as follows.

After four years, the concrete sidewalk outside the Congregate needs to be replaced again. This time, blacktop will be set instead of concrete. Incorporated into this project will be the laying of blacktop in the trash bin area and the replacement of the kitchen floor. Once the architect has provided us with specifications, the project will go out to bid. Upon inquiry, the Executive Director expected the project to be completed sometime this summer.

Two potential bidders for the installation of the Phase I window replacements have been on site and a third bid is expected. This project includes 12 buildings totaling 240 windows and a cost estimate of \$300 per window. Though there were problems with the contractor, the Executive Director and the residents have been very pleased with the windows that were previously installed in two other units.

Harry Wise informed that a significant amount of mold damage has occurred in one of the units. As extensive repairs will be needed, the resident will be temporarily moved to another unit while the refurbishing is in progress. All costs are expected to be covered by insurance, minus a \$5,000 deductible. The mold accumulation is being attributed to poor

ventilation and the absence of ridge vents on the roof. Further inspection revealed five other buildings where the roofers neglected to install these vents. The Executive Director advised that an alternative has been found and the problem will soon be corrected.

The high cost of employee health care coverage was readdressed. The price of medical insurance has risen to \$24,000 a year. The Executive Director suggested that a limitation be placed on the amount to be contributed by the Housing Authority. The employee will then be responsible for any cost beyond that amount. The Board was made aware that, if this new policy is established, it would apply to new hires only. Discussion to be continued at the next regularly scheduled meeting.

For those residents who have resided in their units for more than ten years, a sign-up sheet has been posted to have their apartments painted.

A discussion followed regarding situations where residents have allowed their apartments to become extremely filthy. Harry Wise informed that he contacted the Health Department who categorized it as a life style issue and advised that we have no legal right to have these units cleaned.

There being no further business to discuss a motion was made by Robert Marconi and seconded by Thelma Burr to adjourn. The June 27, 2011 meeting of the Trumbull Housing Authority adjourned at 8:00 p.m. with unanimous consent.

There is no scheduled meeting for the month of July. The next regularly scheduled meeting of the Trumbull Housing Authority will be held on Monday, August 22, 2011 at 7:15 p.m. in the Community Room of Stern Village.

Respectfully submitted,

Helen Granskog
Clerk of the Board

