

TRUMBULL HOUSING AUTHORITY
200 Hedgehog Circle
Trumbull, CT 06611

The Board of Directors of the Trumbull Housing Authority met for a Regular Meeting on January 25, 2010 in the Community Room of Stern Village.

Members Present: Judi Stern, Chairperson
Thelma Burr, Edward Coyne, Gail Hanna and Robert Marconi

Also Present: Harry Wise, Executive Director

A quorum being present the Chairperson called the meeting to order at 7:20 p.m.

Approval of Minutes

Upon review the following motion was made.

MOTION MADE (Marconi), seconded (Coyne) and unanimously carried to accept the minutes of the December 28, 2010 regular meeting, as submitted.

Treasurer's Report

The financial figures for the month of December were reviewed with further clarification being provided by Harry Wise.

The Executive Director indicated that the Congregate should be fine shape, revenue wise, once the State has covered the rent revenue shortage.

Harry Wise informed that there is an adequate amount of money in the APTS account to cover the refurbishing of the floors and painting of the walls at the Congregate. Judi Stern mentioned that it was brought to her attention that some of the chairs in the Congregate dining room are in need of repair. The Executive Director agreed to look into it.

The Board was informed that Carol Saslafsky has been out of the office due to a broken shoulder and is not expected back any time soon. During her absence, Harry Wise intends to handle the bill payments manually and have them entered into the computer, when Carol returns.

The Executive Director conveyed that the existing water problem at lake will not be remedied in the near future and could become problematic, if a heavy rain should occur. With that in mind, he requested that the Board approve the purchase of a pump, which could be utilized anywhere excess water occurs. The approximate cost was expected to be in the vicinity of \$700.00. The Executive Director will submit firmer pricing at the next meeting.

Harry Wise informed that he intends to have the engineer back on site to look over the areas not functioning properly to determine the cause of the problem and where the responsibility lies.

The employee retirement plan was re-addressed. The Executive Direction indicated that we are eligible for the 457 plan that is available for non-profit organizations. A financial consultant is in the process of preparing a suitable 402 plan and have it available for review within a week or so.

A proposal from Bob Massa to handle the negotiations for the upcoming union contract was reviewed. A rate of \$85 per hour, plus travel expenses was quoted. The Board was reminded that Mr. Massa effectively handled the negotiations for the current contract. His experience as a labor negotiator for the State was also noted.

MOTION MADE (Coyne), seconded (Marconi) and unanimously carried to engage Bob Massa to negotiate the up-coming union contract for the Housing Authority at a fee of \$85.00 per hour plus travel expenses.

The Board was advised that a car with Florida plates has been parked on the complex every day for approximately three weeks. This is a clear violation of the tenant's lease, which only allows overnight visitors for a maximum of two weeks per year. A warning letter will be sent to the resident that her visitor and the automobile must vacate the premises or the car will be towed and eviction proceedings will go forward.

At this point, a motion was made by Commissioner Coyne and seconded by Commissioner Marconi to enter into Executive Session to hold discussion on pending legal matters. The Board along with Harry Wise entered into Executive Session at 7:40 p.m.

At 8:00 p.m. it was unanimously agreed to exit the Executive Session and return to the regular meeting.

There being no further business to discuss a motion was made by Commissioner Coyne and seconded by Commissioner Marconi to adjourn. The January 25, 2010 meeting of the Trumbull Housing Authority adjourned at 8:02 p.m. with unanimous consent.

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The next regularly scheduled meeting of the Trumbull Housing Authority will be held on Monday, February 22, 2010 at 7:15 p.m. in the Community Room of Stern Village.

Respectfully submitted,

Helen Granskog