

TRUMBULL HOUSING AUTHORITY-MAY 18, 2015

Trumbull Housing Authority
Board Meeting Minutes
May 18, 2015
4:00 pm
Community Room of Stern Village

Commissioners Present: Chairman Janice Kopchik; Commissioners, Thelma Burr, Suzanne Donofrio and Linda Nassrah.

Also Present: Harriet Polansky, Executive Director

Susan Fatse was unable to attend due to a family illness.

The meeting was called to order at 4:00 P.M. by Mrs. Kopchik. Roll call was conducted followed by the Pledge of Allegiance.

Past Minutes:

Mrs. Kopchik read a request from Mr. Littlefield regarding a change to the April 27, 2015 minutes. Mr. Littlefield requested that the last sentence of his comments be changed in the April minutes, to accurately state what is on the videotape and recording. Mr. Littlefield's revision:

-Mr. Littlefield commented that should a complaint be made, then it could be submitted to the Freedom of Information Commission for adjudication.

A motion was made by Mrs. Kopchik, seconded by Mrs. Donofrio, to approve the minutes of April 27, 2015 with the change. The motion was carried unanimously.

Resident Comments:

There were none.

Treasurer's Report:

Mrs. Burr reported for the ten-month period ending April 30, 2015 that Stern Village and Stern Center had an overall gain of \$14,001.00. All of our current vendors have been paid.

The Village's current cash position is approximately \$44,983.00, and the Center's cash position is \$5,360.00, not including the reserve cash account. In April, Stern Center decreased its inter-company loan. We have one vacancy in the Congregate and one in the Village.

Executive Director's Report:

Mrs. Polansky explained that currently the THA's reserve balance is over \$1,672,000 which is approximately \$7,642 for each unit in the entire complex. The overall cash position as of April 30, 2015 shows a balance of \$1,383,000, including the THA's investment account. As of April 30, 2015, the THA has Accounts Payable of approximately \$37,723 including the accrued PILOT. Mrs. Polansky is always looking at projects to further improve the congregate facility and the Village within the realm of affordability and need and security.

Mrs. Polansky mentioned the Solarize SSHP for the congregate building, that the THA was awarded. Mrs. Polansky indicated that she has been working on revisions to the multi-page Solar SSHP Agreements with Attorney Scaramozza. He is presenting the revisions to the general counsel of the Green Bank, who is funding this deal.

Mrs. Polansky explained that through the Resident Program Funding – CHFA, she requested approximately \$3,000 worth of outdoor furniture and LED umbrellas for the Congregants and for Villagers. Mrs. Polansky indicated that her request is being processed. Mrs. Polansky mentioned that the rugs in the foyer and small sitting area in the Congregate will be replaced, paddle fans will be installed in the dining room and the inner door when entering the Congregate will be fixed. She also mentioned that the floors will be stripped, waxed and the windows will be cleaned.

Residents have complimented the THA maintenance men for doing a great job and the Stern Village property looks beautiful. Mrs. Polansky mentioned that all work orders are up-to-date and in the next fiscal year, maintenance will start tracking the time it takes to handle a maintenance issue. The information garnered will enable us to get an accurate depiction of the maintenance costs for each issue.

Mrs. Polansky has been encouraging residents to have lunch at the congregate, when it is not at 100% at capacity. Mrs. Polansky pulls Villagers names from a box so they can enjoy a free meal. The Villagers that have eaten at the congregate have raved about the food.

Mrs. Polansky and Mrs. Mack have been asking residents to get medical alert pendants. The THA has an inexpensive vendor that many of our residents are using; the charge is \$18.99 per month. If someone happens to fall, he/she might not be near the emergency pull cords or by a phone to call for help. These lifeline pendants offer peace of mind.

Old Business:

There was none.

New Business:

There was none.

Adjournment:

A motion was made by Mrs. Kopchik at 4:08 P.M. to adjourn. The motion was seconded by Mrs. Donofrio and carried unanimously.

Respectfully submitted,

Heather LeMoult

These minutes are considered a draft until approved at the next meeting of the Trumbull Housing Authority.