

Minutes

Winchester Housing Authority Board of Commissioners Meeting

February 24, 2015

3:00 PM

80 Chestnut Street

Winsted, CT 06098

Minutes

Present were Commissioners Kelsey, Mickley and Forester. Absent were Chair Paige and Vice-Chair Iacino.

The meeting was called to order at 3:05 PM by Commissioner Kelsey.

A motion to adopt the minutes of January 26, 2015 was made by Comm. Forster and seconded by Comm. Mickley. All in favor.

Executive Director Paul Vayer reviewed the monthly financial reports for January 2015 noting that the primary expenditures were fixed and mandated costs, maintenance, unit turnover, professional fees and costs related to repairs and major damages to the buildings as a result of the unusually cold and prolonged weather. Much of these items are contained with the Executive Director's Report which is attached hereto as an addendum. Comm. Forster requested a specific listing of check entries and to whom such checks were issued.

The Commission then listened and responded to concerns by residents regarding snow removal and damaged apartment repairs authorizing the cost of an internet connection for a displaced resident and denying a request from a displaced resident for food reimbursement and cleaning an apartment after a medical related incident. The Executive Director provided a schedule of the steps and process required to renovate and repair a damaged apartment most often caused by water damage from breaking pipes in the building.

No action was taken on the issue of unenforced lease provisions including but, not limited to smoking security deposits and mandatory renter's Insurance coverage.

The Executive Director's Report, which listed the extent of the unanticipated expenditures not covered by insurance because of the cost of repairs and the \$10,000.00 deductible and again the substantial impact on the Authority's fiscal condition when all costs are received and calculated, extermination costs, costs associated with displaced tenants which the Authority is required to assume per the Town of Winchester, and specifics with the Executive Director's meeting with HUD officials concerning the fiscal state of the Authority, infrastructure repairs needed and the aging of those living in public housing.

A personnel notice was also distributed.

The meeting was adjourned at 4:40 PM with a motion by Comm. Mickley, seconded by Comm. Kelsey with Comm. Forster abstaining.

Respectfully submitted,

Paul S. Vayer

Executive Director/Secretary