

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



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Anthony J. Palge, Chairman
Neil R. Kelsey, Vice Chairman
Joseph W. Lemelin, Treasurer

Betty Button, *Resident Commissioner*

Sally Mangione, Commissioner
Jayne M. Martigneni, Executive
Director

Winchester Housing Authority
Board of Commissioners Regular Meeting
January 25, 2021
3:00 p.m.
80 Chestnut Street
Winsted, CT 06098

1. Call to Order:

The meeting was called to order at 3:00 p.m. by Chairman Anthony Paige.

In attendance were: Anthony Paige, Chairman, Neil Kelsey, Vice-Chairman, Sally Mangione, Commissioner; Betty Button, Resident Commissioner; Linda Groppo, Board Liaison and Jayne Martigneni, Executive Director.

Absent: Joseph Lemelin, Treasurer

2. Approval of the Minutes of the November 30, 2020 Regular Board Meeting:

A Motion was made by Commissioner Mangione and Seconded by Commissioner Button to approve the Minutes of the November 30, 2020 Regular Board Meeting. All were in favor.

3. Report of Financial Budgets/Statements for November 30, 2020

The Executive Director reported that, to date, we are within the current budget. She also reported the total current Reserves of the Winchester Housing Authority as of November 30, 2020.

4. Report of Financial Budgets/Statements for December 31, 2020:

The Executive Director reported that to date, we are within the current budget despite quite a few maintenance issues that were out of the ordinary. She also reported the total current Reserves of the Winchester Housing Authority as of December 31, 2020.

5. Report of Semi-Annual Financial Statements for E-72 (Greenwoods Garden North):

The Executive Director reported the amount of Reserves as indicated on the Semi-Annual Financial Statements for E-72, Greenwoods Garden North.

6. Old Business:

a. Update Elevator Project at Chestnut Grove:

The Executive Director reported that an elevator meeting has been scheduled for tomorrow with the Project Manager from Burlington Construction, David Berto, Consultant for Winchester Housing Authority and the Executive Director. We did receive the estimated Cost Summary for the elevator addition and the reimbursable expenses were kind of high at this point and we would be requesting an explanation as to why and trying to reduce those costs.

7. Executive Director's Report for November and December 2020:

The Executive Director gave a report regarding the current bed bug situation at Chestnut Grove and it is manageable and in control. She also explained the Covid-19 Vaccine Clinic to be held at Chestnut Grove for all Winchester Housing Authority residents but we do not have an exact date yet.

There were three hot water heater malfunctions at Greenwoods Garden along with 2 pump replacements at Chestnut Grove. These were very unusual circumstances to happen all at once and very costly to the Winchester Housing Authority all within one month.

8.) Public Comments:

Linda Groppo, Board Liaison, shared with everyone in attendance that Eversource is offering a program to assist our residents with their utilities. The Executive Director explained that the residents at Greenwoods Garden pay their own electricity and they do receive a utility allowance of \$115.00 per month from the U.S. Department of Housing & Urban Development to assist them with their utility costs as well. Utilities for residents of Chestnut Grove are included in the price of their rent.

8. Adjournment:

A Motion was made by Commissioner Kelsey, Seconded by Commissioner Mangione to adjourn the meeting at 3:20 p.m. All were in favor.

Respectfully Submitted,



Jayne Martigneni
Executive Director