

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



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Anthony J. Paige, Jr., *Chairman*
John Iacino, *Vice-Chairman*

Neil R. Kelsey, *Treasurer*
June D. Mickley, *Asst. Treasurer*

Joseph A. Forster, *Commissioner*
Paul S. Vayer, *Executive Director*

Minutes

Winchester Housing Authority Board of Commissioners Meeting

November 24, 2014

3:00 PM

80 Chestnut Street

Winsted, CT 06098

Present were Commissioners Paige, Iacino, Kelsey and Forster and Mickley.

The meeting was called to order at 3:25 PM by Chair Paige.

A motion to adopt the minutes of October 27, 2014 was made by Comm. Forster and seconded by Comm. Iacino. All in favor.

Executive Director Paul Vayer reviewed the monthly financial reports for September noting that the primary expenditures were fixed and mandated costs, maintenance, unit turnover and initial expenses associated with expenditures for the REAC inspection on October 6, 2014. The Authority's Audit is now expected for early December, 2014. Additionally the Director informed the Board that he has been reviewing the budget with Janet Wortman, C.P.A. and expects to request a budget revision. A report on the anticipated surplus as of October, 2014 was provided to the Commission underscoring that a number of factors such as the cost of snow removal, unanticipated emergency repairs, or other unanticipated expenditures would affect the current budget status.

The Commission requested that a Christmas party be scheduled for residents for the holiday season and implicitly included supportive expenditures.

The Director provided the Board with the status and issues with the REAC inspection and the fact that the PASS appeal was submitted with documentation in a timely manner. Additionally, there may remain issues with fire sprinklers which will be inspected and recommendations submitted by Fire Protection Testing Inc. scheduled for December 2014.

The Director provided an update on the status of the new fire alarm/call for aid system and that the system was near completion and needed some modifications although final testing of the system is now scheduled for October 30, 2014.

A motion was made by Comm. Iacino and seconded to by Comm. Forster to adjourn the meeting at 4:10 PM with all in favor.

Respectfully submitted,

Paul S. Vayer

Executive Director/Secretary