

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 Vayer, *Executive Director*

Minutes

Winchester Housing Board Commissioners

October 27, 2014

3:00 PM

80 Chestnut Street
Winsted, CT 06098

Present were Commissioners Paige, Iacino, Kelsey and Forester. Absent was Commissioner Mickley.

The meeting was called to order at 3:20 PM by Chair Paige.

A motion to adopt the minutes of August 2014 was made by Comm. Forster and seconded by Comm. Kelsey. 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 at the Board's November meeting and a review of the overall Authority's financial status.

Motion to allow the Executive Director to carry over any unused accumulated time in to 2015 was approved on a motion by Comm. Forster and seconded by Comm. Kelsey. All in favor. The Director provided the Board with the status and issues with the REAC inspection results, possibility of appeal, and other financial and operational issues that arose during the course of the pre and actual REAC inspection.

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.

In an effort to increase reserves at Greenwoods Gardens North the Authority has requested the State of Connecticut for a rent increase from \$649.00 to \$704.00. The increase will not affect the individual tenants rent but will provide the Authority with a greater amount of funds to deal with capital improvements, modernization and defer maintenance costs.

The Executive Director reviewed the Executive Director's report submitted as part of the overall meeting agenda.

Chair Paige left the meeting at approximately 3:45 PM and the meeting was then conducted by Vice-Chair Iacino.

A motion was made by Comm. Mickley and seconded to by Comm. Forster to adjourn the meeting at 3:45 PM with all in favor.

On a motion by Comm. Forster, seconded by Comm. Kelsey with all Commissioners present voting in favor was adjourned at 4:20 PM.

Respectfully submitted,

Paul S. Vayer
Executive Director/Secretary