

ELLINGTON HOUSING AUTHORITY

April 24, 2018

Regular Meeting

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ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6:06 P.M.
- 2) Members present: William Correia, Don Gessay, Robert Ohrt (by cell phone) and Judy Plantier. Also present: Sara Cook (EHA/Town of Ellington liason), Aaron Foster, Lori Spielman (1st Selectman) and Bruce Whitaker, (Millenium). Absent: Dennis Varney and Ted Yampanis, Executive Director.
- 3) The minutes of the March 27th meeting were reviewed. Judy motioned to accept the minutes as written, 2nd by Bill. Motion passed.
- 4) Public forum: Four tenants attended with questions on the project. One concern is when will the project start. If this goes to May bond commission, then 45 to 60 days of the bond commission approval. It should start mid-July. Also, the handicap units will be kept as handicap units.
- 5) Projects: SSHP progress: Bruce submitted the plans and specs last week to CHFA. Upon review, it was sent back to the architect with some comments. The plans were then revised a 2nd time and sent back to CHFA for final review. Bruce believes the budget sent to CHFA is a relatively accurate representation of the scope of work needed. A final submission will be sent to CHFA hopefully next week for approval. The intent is to push this through bond commission for May. Ted reviewed the Fair Housing Policy. He made the board approved changes and submitted it to Orrey Varder.
- 6) Financial Matters: The Management Services Contract cannot be changed because it is a CHFA standard form contract. An addendum can be added to it. CHFA is sending a 2 page form with questions and the answers help them come up with a standard contract. This needs to be looked at by an attorney. This procedure should take about 3 weeks. Judy stated, with the board being volunteers, they need to know the boards responsibilities. Bruce stated anything bricks and mortar, tenant related or operational at the physical site is Milleniums responsibility. They also do collections and payments out of EHA's system. Anything that is mission driven and is not a physical issue that's Millenium responsibility, is the board or Executive Directors responsibility. The annual reports and annual audits are also the boards or Executive Directors responsibility. Millenium also has different new lease forms if the board wants them.
- 7) Unit vacancy report: Units 18 (handicap) and 28 are being held vacant for relocation. Unit 19 (handicap) will be vacant by April 30th and will also be left vacant for relocation.
- 8) Maintenance: nothing.

- 9) Old Business: Ted is working on the Bylaw amendments. This will be carried to the next meeting since they are not done yet.

- 10) New Business: The Freedom of Information Act session was attended by Judy. She passed out FIA booklets and Notice of Meetings. Bill made a motion to add to the agenda to discuss the resignation of Atty Bruce Fader. Judy 2nd, motion passed. Don received Atty Faders resignation letter and his letter of explanation. He stated he is available for discussion. Bill motioned for Judy to talk with Atty Fader, 2nd by Bob. Motion passed. The board is approving Judy and Don to talk to Atty Fader to see if he would reconsider his resignation for the management contract only.

- 11) Meeting adjourned @ 7:02 P.M. The next meeting is scheduled for Tuesday May 29th @ 6:00 P.M.

Respectfully submitted,

Gail Gessay

Gail Gessay, Recording Secretary