

Ellington Housing Authority

October 30, 2018

Regular Meeting

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ELLINGTON
TOWN CLERK

- 1) Meeting called to order @ 6:00 P.M.
- 2) Members present: Edward Jeski, Robert Sandberg Jr, Michael Swanson and Dennis Varney. Also present Gail Gessay, recording secretary. Absent: William Correia.
- 3) The minutes of the Sept. 25th meeting were reviewed. Charlie motioned to accept the minutes, 2nd by Mike. Motion passed.
- 4) Public forum: there is an issue with a dog belonging to a homeowner roaming the property occasionally. Charlie will talk to the owners regarding this. Also, the tenants want to know why a board member, who is a resident, cannot have access to spare keys if a resident gets locked out. Jeff (maintenance man) is now responsible but is not a resident. Dennis explained this is a legal issue. If a non-staffed person (key holder) is ever accused of entering an apartment when the resident is not there, said person is liable as well as the board of directors. A resident pointed out the ramp at the end of the sidewalk needs repainting, being a safety issue. Dennis will tell Jeff about this. Dennis said if any resident sees a safety hazard, stop in the office. Tell either Cathy (resident svcs. coordinator) or Marisol Medina (community mgr.) and inform them, so the problem can be addressed immediately. One more issue which will be addressed is how fast some cars drive through the parking lot.
- 5) Projects: EHA has the building permits. The state is nervous about the upcoming election. They're worried all funds could be frozen. Dennis met with Steve (general contractor) on Monday. They decided to put all the storage containers in the visitors and staff parking area, all the way down to the dumpster. One building at a time will be done. The electricians are starting first. They're replacing all the underground wiring for all the external lights, which is along the sidewalks. They'll be digging, burying conduit for the new electrical, so Dennis informed the residents to be very careful. The 2nd thing to be done before the snow, is the roofs. Steve will have another tenant meeting to keep the residents up to date on everything to be done. Dennis explained there's a team of people to help each resident to pack their items. The tenants will still have their cable. Walk-in showers will replace tubs. However, the handicap accessible apartment may not lose the tub.
- 6) Financial Matters: no treasurers report tonight. A budget report needs to be prepared.
- 7) Unit vacancy report: no changes.
- 8) Maintenance: nothing.

- 9) Old business: By-laws; no changes.
- 10) New Business: Ray Page Plumbing repaired a sewer blockage due to tree roots. They offered a yearly maintenance contract for \$ 99.00 to perform periodic checks. This would take 20% off the bill if you have a service contract for repairs. Dennis will check with Bruce @ Millenium to see if they have a plumber.
- 11) Meeting adjourned @ 6:42. The next meeting is scheduled for Tuesday, November 27th @ 6:00 P.M.

Respectfully submitted,

Gail Gessay

Gail Gessay, Recording Secretary