

Derby Housing Authority Minutes January 6, 2010

The Monthly meeting of the Derby Housing Authority was called to order on January 6, 2010 at 6:30 p.m.

Pledge of Allegiance.

Roll Call: Rosemary Hughes, Pauline Monaco and Joseph Romano. Steven Nakano, Executive Director. Absent Darrell Cotter. *JP Rizzitelli arrived at 6:54 PM.

Additions, Deletions, or Corrections to the Agenda:

- **Motion to move item #5 to #4.**

Motion by Joseph Romano. **Second** by Pauline Monaco. **All in favor.** Motion Passes.

- **Motion to add to Executive Session (1) Discussion of new office building and to invite Phil Robertson, (2) Discussion of FSS Program and invite Patricia Silva and Lynn Young and (3) Tenant Lease Issue.**

Motion by Joseph Romano. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

- **Approval of the Minutes of December 2, 2009.**

Motion by Joseph Romano. **Second** by Pauline Monaco.

Correction to the Minutes of December 2, 2009 page 4 Motion by Pauline **Monaco** not **Hughes**.

Motion by Joseph Romano. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

- **Approval of Minutes of December 22, 2009.**

Motion by Joseph Romano. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Motion stands with the corrections so noted. All in Favor. Motion passes.

Public Portion:

Fatima Silva, Co-ordinator – 171 Moffat St. Questioned the Commissioners with regards to Federal Funding.

Mr. Romano questioned the question and asked that the question be made in writing and that the Commission have time to research the question(s) before answering.

- **Motion to have the question in writing before answering and have response at next scheduled meeting.**

Motion by Joseph Romano. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Greg Jalowiec – 27 Stygar Terrace. Asked the Commission to consider changing the total number of days that a resident may have an over night visitor from the current 14. He stated that he has a 10 year old child and he visits every other weekend. Also once summer comes he would like to have the child longer approximately every other week.

Mrs. Hughes stated that the Commission is having legal counsel look into the matter and to give a clear interpretation before the commission makes a final decision.

Mr. Romano stated that this is an efficiency apartment and would need further research since there is no separate bedroom and is currently beyond the Tenant Lease of 14 days.

- **Motion to have legal counsel research the issue.**

Motion by Joseph Romano. **Second** by Pauline Monaco. **All in favor**. Motion Passes.

Joan Wilson – 20 Stygar Terrace. Stated that several notices have be placed regarding the feeding of animals and the animals are still being feed.

Public Portion Closed.

Director's Report:

Stygar Terrace: #29 being ready for occupancy.

Cicia Manor: #36 being ready for occupancy.
#85 being ready for occupancy.

Lakeview Terrace: NO VACANCIES.

Bill payment report was submitted and reviewed.

Paid vouchers were submitted and reviewed.

Mr. Romano questioned the billing for the lawn service of 12/1/09 mowing? Mr. Nakano stated that the billing is more than likely for service performed earlier and that is just the billing date such as October/November.

Mr. Romano also noted that there have been at least two snow storms and notes that there is nothing for removal.

Again Mr. Nakano stated that it will more than likely be billed later.

Mrs. Hughes questioned \$10,000.00 deposit (+) to State account.

Mr. Nakano stated that it is an in then out balance. Mrs. Hughes requested that in the future this be done differently so as not to add confusion.

Mr. Nakano reported to the Commission that the new office building roof and windows have been installed. And that approval has been granted for Yankee Gas for installation of natural gas service to the new building.

Under the Section 8 program landlord checks for the month of January 2010 were processed and mailed.

Paid vouchers and bills were submitted for review.

PIC reporting is currently at 98%, there will not be any sanctions for December 2009.

- **Motion to accept the Director's Report as submitted along with the questions as answered.**

Motion by Joseph Romano. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

New Business:

Election of DHA Board of Commissioners Officers for 2010.

Motion for the nomination of Chairperson.

- **Motion for Mrs. Rosemary Hughes as Chairperson.**

Motion by Joseph Romano. **Second** by Pauline Romano. No other nominations. **All in Favor.** Motion Passes.

Motion for the nomination of Vice Chairperson.

- **Motion for JP Rizzitelli as Vice Chairperson.**

Motion by Rosemary Hughes. **Second** by Pauline Monaco. No other nominations. **All in Favor.** Motion passes.

Motion for the nomination of Secretary.

- **Motion for Pauline Monaco as Secretary.**

Motion by Joseph Romano. **Second** by Rosemary Hughes. No other nominations. **All in Favor.** Motion Passes.

Motion for the nomination of Treasurer.

- **Motion for Joseph Romano as Treasurer.**

Motion by Rosemary Hughes. **Second** by Pauline Monaco. No other nominations. **All in Favor.** Motion Passes.

- **Motion to accept the calendar for the DHA for the 2010 Calendar year as the first Wednesday of every month at 6:30 PM to meet at the Aldermanic Chambers at Derby City Hall 1 Elizabeth Street Derby, CT.**

Motion by Pauline Monaco. **Second** by Joseph Romano. **All in Favor.** Motion Passes.

- **Motion to go into Executive Session at 6:54 PM.**

*Noted that JP Rizzitelli arrived at 6:54 PM.

Out of Executive Session at 8:44 PM.

Adjourned at 8:45 PM.

Respectfully submitted,

Laura A. Wabno
Recording Secretary