

Derby Housing Authority

Minutes July 7, 2010

The Monthly meeting of the Derby Housing Authority was called to order on July 7, 2010 at 6:34 p.m.

Pledge of Allegiance.

Roll Call: Rosemary Hughes, Pauline Monaco JP Rizzitelli and Darrell Cotter. Steven Nakano, Executive Director. Joseph Romano excused absence.

Approval of the minutes of June 2, 2010.

- **Motion to approve the minutes of June 2, 2010.**

Motion by JP Rizzitelli. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Additions, Deletions, or Corrections to the Agenda:

- **Motion to add under New Business – DHA Newsletter.**

Motion by Darrell Cotter. **Second** by JP Rizzitelli. **All in Favor.** Motion Passes.

Public Portion:

Loretta Powers – 54 Cicia Manor. Ms. Powers had several items to bring before the commission. One concern was the constant child and young adults using Cicia as a cut through and bicycle path. She stated that sometimes this is happening late at night and has concern for herself and the other residents.

It was asked if there could be signs to the affect that there is no Trespassing and was informed yes the Cicia Manor and the other complexes are private property.

Another concern was a recent picnic held on Anson Street and the loud sounds from the PA system. Ms. Powers was informed that the night in question there was an approved use of the sidewalk area around Anson St. for a picnic so this is not and should not be an everyday happening.

With regards to the bicycle riders and the people cutting through Mr. Nakano stated that he will ask the DPD for increased patrols especially in the evening. Darrell Cotter asked if there is still a bike patrol and no one had an answer.

Next on her list was the condition of the Community Room. She stated that in recent weeks the area has not been kept clean. She went on to state that Elaine has not been around to any of the sites and had called her repeatedly with no response.

One her last two concerns was with regards to another tenant and the condition in which he is living which in her opinion is not healthy. Darrell requested that Elaine's findings be reported back to this commission when she inspects any units.

Ms. Powers last concern was the order in which apartments get repainted. Mr. Nakano said they go according to request however, when an apartment becomes vacant it moves to the top of the list.

Director's Report:

Stygar Terrace: NO VACANCIES.

Cicia Manor: #72 being ready for occupancy August 1, 2010.

Lakeview Terrace: NO VACANCIES.

Under Miscellaneous Mr. Nakano reported that the plantings around the new office building is complete and the first issue of the Derby Housing Authority Newsletter for July 2010 is now out.

Bill payment report was submitted and reviewed.

Paid vouchers were submitted and reviewed.

Paid vouchers and bills were submitted for review.

PIC reporting is currently at 100%, there will not be any sanctions for June, 2010.

- **Motion to accept the Director's Report as submitted.**

Motion by JP Rizzitelli. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Old Business:

- **Motion to table review and update of DHA by laws to allow legal counsel to review before taking action.**

Motion by JP Rizzitelli. **Second** by Darrell Cotter. **All in Favor.** Motion Passes.

New Business:

Mrs. Hughes commented that the first newsletter was sent out to all residents and commission members and thanked Mr. Nakano and his staff for all of their input.

Mrs. Hughes would like it on the record that when the commission was first searching for a contractor for the new office building in the beginning Mayor Staffieri implied a recommendation for another contractor. This commission chose another contractor and to date have been very pleased with the progress and the working relation that the DHA has had with the current contractor and that Hawley has come through.

That being said the final inspection of the new office by the Derby fire Marshall and the Building Inspector will be taking place shortly. There is a final punch list that they must go over. The contractor will schedule a final run through and hopefully the DHA can move in within a month.

With that Kevin from maintenance made a presentation to the DHA with his concerns and for what he calls substandard work. He questioned several areas where the work is not being met by code and

fears that some of these areas may cause damage down the road. He submitted to the commission his own findings and concerns.

The commission took his concerns into consideration and will address them with the contractor. Mrs. Hughes stated that she was certain that the Building Inspector and the Fire Marshall will also make note of any errors that they find and that a CO will not be issued until everything is corrected and up to code. The authority thanked Kevin for his expertise and concerns.

Darrell asked that if any of these issues can not be resolved that the contractor be called before a Special meeting to answer these questions and any others that may come up before the authority takes possession of the new offices.

- **Motion to adjourn at 7:18 PM.**

Motion by JP Rizzitelli. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Respectfully submitted,

Laura A. Wabno
Recording Secretary