

The Derby Housing Authority was called to order by Joseph Romano, Chairman on Wednesday **September 2, 2012 at 6:44 PM.**

Roll Call: Joseph Romano, Stanley Muzyk, Quentin Garatoni and Rosemary Hughes.
Absent: Pauline Monaco and Steve Nakano.

Pledge of Allegiance.

Approval of the minutes of August 1, 2012:

- **Motion to approve the minutes of August 1, 2012.**

Motion by Stan Muzyk. **Second** by Quentin Garatoni. Mrs. Hughes abstained.
Motion Passes.

Additions, deletions or corrections:

Motion to add to Executive Session:

Discussion of Connecticut Statute regarding Housing Authority.

- **Motion to add to Executive Session – Discussion of Connecticut Housing Authority State Statute.**

Motion by Rosemary Hughes. **Second** by Quentin Garatoni. **All in Favor.**
Motion Passes.

Public Portion:

Joanne from DHA office asked an unidentified person if she got her new door knob. Resident stated that yes but that she was having a hard time locking the door. The person who installed the new door knob stated that installing door knobs is not his thing.

Resident also stated that there was a problem with her shower head.

Joanne told the resident to contact her directly tomorrow and she will have a work order set up for the shower head and the door knob.

Public Portion closed.

The following Director's Report was read into the record by Joe Romano in the absence of Steve Nakano, Executive Director.

Director's Report:

August 2012

Stygar Terrace #10 ready for occupancy for September 1, 2012.

Cicia Manor #40 ready for occupancy for September 1, 2012.

Lakeview Apartments NO VACANCIES.

MISCELLANEOUS:

Bill payment report placed on file.

Paid vouchers and bills placed on file for review.

Section 8 Program:

Landlord checks for the month of September, 2012 were processed and mailed out.

Paid vouchers and bills have been submitted for review.

PIC reporting currently at 100%. There will not be any sanctions for August 2012.

Questions by Joe Romano on the current bills/vouchers presented for payment.

The first question was on page 4 of 7 with regards to the \$1300.00 for parking lot lighting upgrades for Guardiano Terrace. Again an unidentified person from the audience stated that there was a light out where she parked. Joanne stated that once a long time resident moves from a unit in most cases the hot water tank needs to be replaced with an upgrade and this involves electrical service upgrade also. Joanne also stated that there are several units that need electrical replacements however; they are usually done as a resident moves out.

Joe Romano then questioned the increase in recent plumbing costs (\$225.00) on page 3 of 7 and why the DHA was using an out of town party instead of a local plumber (Anroman) which was recommended previously? Hearing several reasons from the audience and commission members Joe stated that he would research this further with Steve before the next meeting. Continued talking back and forth between commission and the audience.

Third on Joe's list was the cost associated with ink cartridges (page 5 of 7). He stated this to he would research and get back to the commission members. He felt that the current prices currently being paid were high.

- **Motion to approve the Directors Report as presented.**

Motion by Stan Muzyk. **Second** by Quentin Garatoni. **All in Favor.** Motion Passes.

OLD BUSINESS:

Quentin Garatoni asked for an update on the Neighborhood Watch.

Joe reported that the DPD is meeting with groups of citizens and giving out tips on how to be more alert of your surroundings and ways to make changes and preventative measures that residents can take. Joe also asked Officer Donofrio to meet with the various Derby Housing Authority residents at perhaps the Derby Senior Center. Joe stated that he will notify the residents when that will take place and he has also asked for pamphlets to distribute to the residents.

Conversations continued amongst the commission and an unidentified party.

NEW BUSINESS:

None.

- **Motion to go into Executive Session. (No time given)**

Motion by Rosemary Hughes. **Second** by Quentin Garatoni. **All in Favor.** Motion Passes.

Meeting adjourned no time given.

Respectfully submitted,

Laura A. Wabno

Recording Secretary