

**Derby Housing Authority
Minutes
June 4, 2014**

The meeting of the **Derby Housing Authority** was called to order at **6:27 PM** by Joseph Romano, Chairman on **Wednesday June 4, 2014**.

Pledge of Allegiance.

Roll Call: Joseph Romano - Chairman, Pauline Monaco, Stanley Muzyk, Quentin Garatoni and Steven Nakano, Executive Director. Robert Muoio excused absence.

Approval of the minutes of May 7, 2014.

- **Motion to approve the minutes of May 7, 2014.**

Motion by Stan Muzyk. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Additions, Deletions or Corrections:

- **Motion to add the resignation letter from Joanne Markos.**

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

- **Motion to accept the resignation with great sadness of Joanne Markos effective June 27, 2014.**

Motion by Joe Romano. **Second** by Stan Muzyk. **All in Favor.** Motion Passes.

Public Portion:

Mike Mazzola - Guardiano Terrace: Mr. Mazzola stated that he was here to represent himself but when fellow residents knew he would be attending tonight they asked him to present their questions as well. **1).** The electric plugs in his kitchen unit are outdated and he has been waiting approximately two years for it to be corrected. A report was found that July 2011 it was duly noted by maintenance that the receptacles needed to be updated. Joe stated that there is no excuse and the residents needs should be taken care of in an allowable timeframe. Joe stated that he will review the current policy and he and the commission members will make the necessary changes so this will not happen again. It was also noted that several of the other units may also have the same issue. **2).** There are currently several cracks in the driveway at Guardiano Terrace between 2½ to 3 inches wide. Pauline Monaco a commissioner from the DHA agreed that there are several wide cracks in the driveway. Joe Romano stated he will contact Ed McManus Construction regarding having the cracks and holes filled in.

**Derby Housing Authority
Minutes
June 4, 2014**

3). At the bottom of the driveway at Guardiano Terrace there is also a large hole. Joe stated that he will check if it is the responsibility of the DHA or the City of Derby Dept. of Public Works.

4). Bushes at the end of the driveway to the right are over grown and need to be trimmed back to allow for better visibility to oncoming traffic when exiting Guardiano Terrace. Joe stated that the property in question may be part of the property signed over to the Derby Recreation Camp. If so the bushes and the lawn maintenance would be their responsibility. Joe will have Steve Nakano check it out. With that Mr. Mazzola stated that there is a large hole at the corner of 34 Lakeview Terrace. Same situation Joe will have the issue looked into to get it resolved.

5). The dumpster at Guardiano Terrace needs to be sanitized the residents are complaining about the odors and the rats which frequent the area. Joe will contact DPW and have the situation looked into and a solution to remedy the problem ASAP.

Linda Swinski – Guardiano Terrace: Echoed the statements of Mr. Mazzola regarding several of the items previously stated.

Sue Pease – Stygar Terrace: Ms. Pease made the following comments regarding Stygar Terrace,

1). The bee situation has returned. Joe will contact the company to have the area taken care of. **2).** It was noted that there is a new resident that has young children possibly grandchildren and they are riding their bikes. It was noted that there is a policy in effect regarding bicycles within the three DHA sites. Joe will have a letter sent reminding the resident of this policy. **3).** It was duly noted that the sidewalks at Stygar Terrace also have several cracks and need to be corrected.

Director's Report:	May 2014
Stygar Terrace:	NO VACANCIES.
Cicia Manor:	NO VACANCIES.
Lakeview Terrace:	NO VACANCIES.

Miscellaneous:

Bill report placed on file.

Paid vouchers and bills placed on file for review.

Derby Housing Authority
Minutes
June 4, 2014

Section 8 Program:

Landlord checks for the month of June, 2014 were processed and mailed out.

Paid vouchers and bills have been submitted for review.

PIC reporting currently at 99% there will not be any sanctions.

- **Motion to approve the Director's Report for May, 2014 as presented by Steven Nakano, Executive Director.**

Motion by Stan Muzyk. **Second** Pauline Monaco. **All in Favor.** Motion Passes.

OLD BUSINESS:

Update on the progress of the Barron Block Housing Project.

Joe reported that they are currently researching available properties in the area for additional parking for the future residents of the Barron Block. Grants are starting for pending funding for the project and one of the elements would be to be certain that the parking is in place when the DHA applies for said grants. Joe is also still researching the fence rental to help secure the entire perimeter of the property. The problem he has run into is that it is considered a small project and most of the companies are out of state and have not responded. The other point made is that the building has been boarded up and is checked on regularly.

Adjournment:

- **Motion to Adjourn at 7:11 PM.**

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

Respectfully submitted,

Laura A. Wabno

Recording Secretary

- **All minutes and reports submitted monthly are on file at the DHA Office.**

*These minutes are subject to the approval of the Derby Housing Authority Commissioners at their next scheduled meeting.

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