

WINDSOR LOCKS HOUSING AUTHORITY

120 SOUTHWEST AVENUE

WINDSOR LOCKS, CT 06096

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MINUTES OF THE WINDSOR LOCKS HOUSING AUTHORITY

Monday, March 5, 2018
120/124 Southwest Avenue

6:30 P.M.
Windsor Locks, CT 06096

The Windsor Locks Housing Authority met in Regular Meeting Monday, March 5, 2018 at 120/124 Southwest Avenue, Windsor Locks, CT 06096 at 6:30 P.M., the date, time and place duly established for the holding of such meeting. The meeting was called to order at 6:35 P.M. by Michael Jordan, Sr. Vice-Chairman, Commissioner.

ROLL CALL

The following were present: Carl Philbrick, Chairman; Michael Jordan, Sr., Vice-Chairman, Commissioner; Commissioner, Joyce Welch, Tenant Commissioner; and Jaimie Mantie, Executive Director.

Absent: Ann Marie Claffey, Commissioner; Linda Cray, Tenant Commissioner.

PUBLIC

Stephanie Alleyne 13 Grove Street Apt # B202. Ron Herson 13 Grove Street Apt # B305. James and Patricia Zeruk 13 Grove Street Apt # B204.

MINUTES

Michael Jordan, Sr., Vice-Chairman, Commissioner, made a motion to approve the minutes of the Monday, January 1, 2018 Meeting, seconded by Carl Philbrick, Chairman, to approve the minutes as mailed, said minutes were approved. Joyce Welch, Tenant Commissioner abstained.

PUBLIC INPUT

None.

UNFINISHED BUSINESS

- Expiring lease with Town of Windsor Locks for 41 Oak Street. Ms. Mantie, Executive Director stated she has not heard from the selectmen.
- Open Board of Commissioner Position.

NEW BUSINESS

- Review of Complaint Policy. Ms. Mantie presented the Board with a copy of the complaint policy.

The Board reviewed the policy and suggested to add an email address under the contact information. Michael Jordan, Sr., Vice-Chairman, Commissioner stated that the policy is from 2008. Mr. Jordan stated polices should be reviewed more often. Mrs. Mantie stated she will add policies each month the agenda.

- Review of Smoke-Free Housing Policy and Issues. Ms. Mantie presented the Board a copy of the Smoke-Free Policy. Ms. Mantie expressed great concern about residents not abiding by the policy and the types of complaints she is receiving from non-smoking residents. Michael Jordan, Sr., Vice-Chairman, Commissioner suggested that the HA make site visits during no business hours.

PUBLIC INPUT

- Stephanie Alleyne 13 Grove Street Apt # B202 – Stated she can smell smoke in the hallways. She expressed that she knows the difference between cigarettes and burnt food. Mrs. Alleyne said the cigarette smoke bothers her at night. She puts up a door block to keep the smell out. Mrs. Alleyne said she can smell someone spraying something in the hallways to try to cover up the smell of cigarettes. Mrs. Alleyne said smoking goes on at night and early morning. Mrs. Alleyne said she is getting a lung test done. Mrs. Alleyne said smoking residents need to go outside and be courteous to others in the building.
- Ron Herson 13 Grove Street Apt # B305 – stated I can smell smoke when I come down the elevator. It happens on the second floor. When I smell the smoke and breath it in, it makes me choke. Residents smoke in front of the mailboxes and I don't think that's 25 feet away. Mr. Herson expressed that residents are scared of Joyce Welch, Tenant Commissioner because of her attitude. Mr. Herson stated Joyce Welch, Tenant Commissioner feeds Jaimie Mantie and if Jaimie Mantie was to give Joyce Welch, Tenant Commissioner a fine for smoking then Joyce Welch, Tenant Commissioner will go to the Board. Mr. Herson said residents are putting cigarettes on the ground outside. Mr. Herson said that five (5) residents on his floor smoke.
- James Zeruk 13 Grove Street Apt # B204 – Stated he has been accused of smoking and he doesn't smoke. He said I can smell smoke on the 1st floor near the laundry room. Residents from building C are now coming over to building B to smoke and it's not 25 feet. He stated he is a past smoker and will be the first one to complain.
- Patricia Zeruk 13 Grove Street Apt # B204 – stated residents from building B should be off property to abide by the 25 feet rule.
- Joyce Welch, Tenant Commissioner – asked Mrs. Alleyne is she is afraid of her. Mrs. Alleyne stated no you are a woman just like me. Mrs. Welch, Tenant Commissioner explained that residents need to have proof because some residents could be holding a grudge or dislike another tenant and make complaints of

smoking when they are not. Mrs. Welch said with the new smoking policy it is giving residents a reason to complain.

ADJOURNMENT

There being no further business to come before the meeting, upon a motion by Michael Jordan, Sr. Vice-Chairman, and seconded by Joyce Welch, Tenant Commissioner, the meeting was adjourned at 7:35 P.M.

Respectfully Submitted,

Linda MacFarlane, Recording Secretary

Attest: _____ (SEAL)
Jaimie Mantie, Executive Director