

WINDSOR LOCKS HOUSING AUTHORITY

120 SOUTHWEST AVENUE

WINDSOR LOCKS, CT 06096

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MINUTES OF THE WINDSOR LOCKS HOUSING AUTHORITY

Monday, November 6, 2017
120/124 Southwest Avenue

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

The Windsor Locks Housing Authority met in Regular Meeting Monday, November 6, 2017 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 6:34 P.M. by Carl Philbrick, Chairman.

ROLL CALL

The following were present: Carl Philbrick, Chairman, Ann Marie Claffey, Commissioner, Joyce Welch, Tenant Commissioner; Linda Cray, Tenant Commissioner, and Jaimie Mantie, Executive Director.

Absent: Michael Jordan, Sr., Vice-Chairman, Commissioner.

PUBLIC

Suzanne Chikar, 11 Grove St. Apt. C101, Windsor Locks, CT 06096

Kevin Sterling, 22 Grove St. Apt. A105, Windsor Locks, CT 06096

Helen Moody, 13 Grove St. Apt. B105, Windsor Locks, CT 06096

MINUTES

Joyce Welch, Tenant Commissioner, made a motion to approve the minutes of the Monday, September 11, 2017 Meeting, seconded by Ann Marie Claffey, Commissioner, to approve the minutes as mailed, said minutes were approved.

PUBLIC INPUT

None.

UNFINISHED BUSINESS

- Expiring lease with Town of Windsor Locks for 41 Oak Street. Ms. Mantie, Executive Director stated there has been no word.
- Open Position for Board Member. Jaimie Mantie, Executive Director stated there has been no word.

NEW BUSINESS

- Welcome new Tenant Board Member for State Housing, Linda Cray. Ms. Cray stated she has been part of the WL Housing for 43 years, and feels it is nice to be on the other side in a position of volunteering.
- Smoke Free Housing Policy Problems. Jaimie Mantie, Executive Director stated the policy is not going over very well. Non-smokers are notifying her of problems, with dates and times of day. She will be enforcing the rules and will be investigating and monitoring the problems. Picnic tables and parked cars are at

the 25-foot rule. Signs are installed and residents have been notified. To be able to receive HUD funds, we must follow the rules. Medical marijuana is not allowed to be smoked on the grounds.

Kevin Sterling, 22 Grove St. Apt. A105, Windsor Locks, CT 06096 stated fewer and fewer people are smoking outside due to the weather getting colder. Residents can be seen smoking at their open windows. He complained of a resident who gets a delivery of a bottle of alcohol every day, a bottle was delivered to his apartment by mistake. Ms. Mantie stated that is a public display of alcohol, which is not allowed.

Helen Moody, 13 Grove St. Apt. B105, Windsor Locks, CT 06096 stated residents should take a video of the residents breaking the rules; and Ms. Mantie, Executive Director should enter apartments for probable cause to catch illegal smoking.

Suzanne Chikar, 11 Grove St. Apt. C101, Windsor Locks, CT 06096 stated smoke can be smelled in the hallways and residents are using sprays to try to eliminate the odors.

Linda Cray, Tenant Commissioner asked if there are programs to help residents stop smoking. Ms. Mantie stated the residents do not have to stop smoking, they just have to not smoke in or near the buildings and follow the rules set by HUD.

- Letter presented to Town Public Works/Selectmen. Jaimie Mantie, Executive Director reported the letter was sent, there has been no word. The town has put the flag at half-staff, and mowed the area.

Suzanne Chikar, 11 Grove St. Apt. C101, Windsor Locks, CT 06096 asked to have the bushes along Main Street cut back and shaped before winter, and asked for bushes to be installed for a barrier. Ms. Mantie, Executive Director stated she does not want to spend money on bushes that may be pulled out because she is applying for a grant to expand housing in that area.

Helen Moody, 13 Grove St. Apt. B105, Windsor Locks, CT 06096 stated there is a problem with the roadway that is damaging cars. Tailpipes and under carriages are getting damaged due to the roadway and sidewalk at Grove Street. Ms. Mantie stated last year the area was washed away after a broken water pipe, and there is a dip that needs to be corrected, as well as the sidewalks need to be replaced. The board asked her to contact the public works department to repair the area.

- Approve Roofing Company for Grove Street. Jaimie Mantie, Executive Director stated she has three quotes from: K & R Masonry and Roofing \$82,000, Silk Town Roofing, \$86,146, and Kapura \$117,000. K & R and Silk give a 20-year warranty, no word on Kapura's warranty. She had a discussion with the solar company on the pitch of the roof, and incentives for state programs for solar have

not expired. After the roof is replaced she will look into solar contracts. There are incentives for LED lighting which she will look into.

Joyce Welch, Tenant Commissioner made a motion to approve the contract for the Grove Street Roof Replacements to K & R Masonry and Roofing for \$82,000, seconded by Ann Marie Caffey, Commissioner; the motion was approved.

Helen Moody, 13 Grove St. Apt. B105, Windsor Locks, CT 06096 asked if the parking lot lights could be adjusted. They shine very brightly into her apartment, she uses several window coverings and it does not help. Ms. Mantie, Executive Director stated they are bright for the cameras. When the lighting is changed to LED's she will look into adjusting them.

Helen Moody, 13 Grove St. Apt. B105, Windsor Locks, CT 06096 stated there is a resident who goes to dialysis every day and he has trouble getting out in the winter. Ann Marie Claffey, Commissioner stated he should consider changing the time of day for his appointment and use senior busing.

- Open Employee Position for WLHA Staff. Jaimie Mantie, Executive Director reported she is looking for part time assistance for the office. She hopes to find someone with property management or housing authority background.

Linda Cray, Tenant Commissioner asked for a copy of the pet policy. Ms. Mantie, Executive Director stated all dogs need to be on a leash; and she would like to review the policy and possibly put fines on those breaking the rules.

PUBLIC INPUT

Nothing to add.

ADJOURNMENT

There being no further business to come before the meeting, upon a motion by Ann Marie Claffey, Commissioner, and seconded by Joyce Welch, Tenant Commissioner, the meeting was adjourned at 7:14 P.M.

Respectfully Submitted,

Diane D. Allen, Recording Secretary

Attest: _____ (SEAL)
Jaimie Mantie, Executive Director