

Preston Housing Authority

11 Lincoln Park Rd. Ext.

Preston, CT 06365

April 10, 2023

The monthly meeting of the Preston Housing Authority was called to order on Monday, April 10, 2023 at 4:00 pm by Chairman D. Goss.

1) Roll Call:

In attendance are Board Members: Maureen Domina, Dave Hamelin, & Cathy Brosnan.

Also in attendance: Carol Onderdonk, Executive Director and Fran Minor, Resident Services Coordinator.

2) Reading and approval of the minutes of the previous meeting and any intervening special meeting:

Minutes of the meeting on March 13, 2023 read and accepted. Motion to approve by M. Domina and seconded by D. Hamelin. AIF. So, moved.

3) Bills and Communications /Treasurer's Report:

The Treasurer's report was reviewed and bills were read aloud by C. Onderdonk. Motion to approve the Treasurer's report and expenses by M. Domina and seconded by D. Hamelin. AIF. So, moved.

4) Report of the Resident Services Coordinator:

F. Minor shared that the craft class is working on "Uncle Sam's napkin holders" Also the Renters Rebate applications started April 1st and are ongoing until October 31st.

5) Old Business:

1. Generator: replacement generator on backorder per Maynard Electric. Motion made by M. Domina to table until next meeting seconded by D. Hamelin. AIF. So, moved
2. CHFA grant: C. Onderdonk is still working with the Asset manager from CHFA.
3. Patio/Grounds Guidelines- sent out to residents.

6) New Business:

1. Remove and add signers to bank accounts - motion made by D.Goss and seconded by D. Hamelin to remove L.Pappas and M Perrin as signers on Dime Bank account and add C.Brosnan and M Domina as signers to Dime bank account and remove L.Pappas from Eastern Savings bank account as signer and add C.Brosnan as signer. AIF, So, moved.
2. Issues with fire alarm notifier module- modules placed inside apartment attics need to be moved to another area inside apartments. Tabled until next meeting.
3. Upgrade Shed- Request for resident offer to do estimate on widening shed doors declined by resident as resident would have to claim any payment on rent recertification. PHA to get other estimates.
4. Apartment hoses- motion made by M.Domina and seconded by C.Brosnan for residents to remove all hoses, AIF,So ,moved.
5. Elections of officers -motion made by C. Brosnan to elect Dave Goss as Chairman position seconded by M.Domina AIF,So moved, motion made by D.Goss to elect M.Domina as secretary position seconded by D.Hamelin AIF, So,moved. M.Domina made a motion to elect C.Brosnan to treasurer position seconded by D.Goss

6. AIF,So,moved, Motion made by D.Goss to keep D.Hamelin in position as Tenant commissioner seconded by M.Domina AIF,So, moved.

#### **7) Report of the Executive Director:**

1. C. Onderdonk requested PHA commissioners to update and or revise as needed Resident Pet Agreement
2. C. Onderdonk stated Eversource wants to lease or purchase right of way- C.Onderdonk to check Preston Town Hall thoughts on Eversource offer.
3. C. Onderdonk stated the termite/ant in- ground containers are unable to be accessed by pest company to change canisters due to debris around containers.

#### **8) Public Comment:**

1. Tenants expressed their concerns about new patio/grounds guidelines sent to them, comments are as follows:

David Hamelin started with a tirade apologizing to all tenants in the room from him and on PHA behalf for the institution of the new guidelines and placed most blame on commissioner M.Domina and stated ' he didn't know how she slept at night' .

Ruby talbot- cannot remove a large rhododendron bush against the apartment,she has a swing and no patio to put it on .

Cathy Baker-stated she had mold and had to have it professionally cleaned and paid for it herself as she was having breathing issues from it.

Neal Gumpel complained of mold and he had to purchase a dehumidifier. He also feels the entire board owes the tenants an apology and accusations of elderly abuse for what we are trying to institute.

Helen Gumpel feels two board members should be removed and we should be ashamed of ourselves etc.

Kelly Duncan stated she refuses to remove her bush at apartment and 'will lay in front of it if we try to remove it '

She also announced to the tenants present that she will be posting the number on the bulletin board in the washroom to the State Dept. of Housing .

Charlene Maurer- stated she didn't think it was right that new tenants are not allowed to have storage units.

Annette Umphlet stated she purposely threw her lawn ornaments and all other items in a pile in her lawn on purpose as she is upset over guidelines and expressed her disagreements with it and was heard saying she would like to 'slap the smirk off a certain commissioner's face' .

Sonny Bresnan stated she had to remove a veterans flag and gave it away as it was in a flag holder other than the designated one , and she is refusing to remove rose bushes.

Gloria Brewster stated she hand picked all her shells and had her garden and rocks and is upset she had to remove them and she is upset she can't have her chaise lounge she has waited years to get.

Brian Luckhardt stated that the town website needs to be updated. He feels the camera aiming at his apartment is an invasion of privacy and thinks it should be removed. He also stated he was made aware his grill was seen billowing smoke out of it which he denies.

PHA Chairman responded to tenants stating we thank them for their comments and concerns and will take them into consideration.

**11) Adjournment:**

Motion made by M. Domina and seconded by D. Hamelin to adjourn the meeting at 5:08p.m. AIF. So, moved.

Respectfully submitted,

Maureen Domina

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PRESTON TOWN CLERK