

## **Montville Housing Authority Meeting Minutes**

**April 18, 2023 5:00 PM**

**Freedom Village**

1. Call to Order at 5:00 PM
2. Roll Call-Joe Jaskiewicz, Beverly Matteson, Dee Morton, Angela Sherbanee and John Szarzynski all present
3. Remarks from Tenants-
  - a. A tenant says Shirley, property manager, is doing a great job. Commission thanked the tenant for sharing positive comment.
  - b. Tenant complained about mold, but no one has put in an official notice. Tenant says it is impacting her health. Chair Joe Jaskiewicz asked that tenants to report so that we have documentation.
  - c. Tenants complained that landscapers were not doing their job correctly. Tenants again were asked to report so there is documentation.
4. Remarks from Public- None
5. Approval of Minutes-Fix #3 neat to near. Angela S motioned, Dee M second, all were in favor.
6. Approval of Payment of Bills-move to May meeting.
7. Correspondence
  - a. First correspondence will be moved to Executive Session.
  - b. Quote from R&W HVAC for next 20 units. Proposal 4 payment plan, initial payment \$80,000 then \$25,000, \$25,000, \$27,000. The Commission is going to contact R & W to see if we can give them \$20,000 to \$30,000 a month until we meet the \$80,000 initial payment.
  - c. Unpaid bills from Laframboise from 2019, 2020, 2021 and 2023 for upgrade for pump system. Shirley can't find old invoices, checks or receipts. Financial records are very unorganized. 2022 and 2023 are paid.

8. Reports

- a. Account Balances: Citizens-\$137,205.23, Dime-\$7,503.57. Outstanding balance of what tenants owe is \$2,825.65
- b. Occupancy-FULL OCCUPANCY-Good job Shirley.

9. Old business

- a. Still doing 1 walk in shower a month
- b. Redline problems and separate meeting with Commissioners.
- c. Rent Stratification is ongoing

10. New Business

- a. Addendum for approaching contractors to lease: Tenants should not approach contractors, they are hired to do a job. If you have a problem contact the Director. Dee will work on and present next month. This will be a lease violation.
- b. Addendum for extension of nuisance regarding hate speech and racism to lease. Dee will work on and present at the next meeting. A letter will go out, this is a no tolerance policy and will result in immediate eviction. Tenants will be called in to sign addendums.

11. Remarks from Public-None

12. Remarks from Commissioners- none

13. Executive Session started at 5:50PM, ended at 6:04PM

14. Adjourn at 6:05PM- All in favor.