

BRANFORD HOUSING AUTHORITY

REGULAR MEETING

Wednesday July 1, 2020

Meeting was held by ZOOM LINK

Branford, Connecticut

7:00PM

MINUTES

RECEIVED

2020 JUL -9 A 8:53

TOWN CLERK'S OFFICE  
BRANFORD, CONNECTICUT

Attendance: Commissioners Tacie Lowe, Kate Collins, Dave D'Amelio, Mark Colello, Jerry Mastrangelo  
Property Management Cheryl Daniw and Amber Campanella  
Consultant Larry Kluetsch  
Attorney Jay Pottenger

Listening In through Zoom: Carolyn Sires, Wayne Cooke, Barbary Whalen, James Kavaunaugh and others that would not announce themselves.

CALL TO ORDER: The meeting was called to order by Tacie Lowe at 7:07 PM

APPROVAL OF MINUTES: Minutes of the June regular meeting were approved by all Commissioners with the exception of Mark Colello who abstained saying he hadn't looked at them.

MANAGEMENT OVERSIGHT COMMITTEE REPORT AND REDEVELOPMENT UPDATE: K. Collins stated that after the assumption of negotiations she was making a move that BHA consent to Merit's assignment of the remainder of its management contract to Beacon. And she moved that we adopt the Supplement to the Management Agreement and approve Tacie as Chair to execute and deliver all documents and take all actions necessary for the assignment to occur and for the Supplement to be put in place. D. D'Amelio seconded the motion. T. Lowe, K. Collins, and D. D'Amelio approved. M. Colello and J. Mastrangelo disapproved. The motion passed. A discussion of the history of the negotiation followed. It was agreed to rehab unit Parkside Village Two for \$5,700 by Kevin Sullivan.

TENANT COMMISSIONER REPORT: Dave D'Amelio reported that residents were complaining that non-residents coming to Parkside are aggravating tenants.

RESIDENT ASSOCIATION REPORT: Jamie Kavanaugh said he also received the same complaints stated above. He spoke of the difficulties dealing with covet 19 and vandalism. T. Lowe said police were looking into a program that could provide outside cameras.

MANAGEMENT REPORT: Cheryl Daniw gave a report covering 12 topics, new rents and proposed subsidies begin on July 1<sup>st</sup>. COVID 19 precautions are being maintained. Maintenance is working full time and at the Chair's request to resume fit up of units rented for occupancy, except A4. Four units are rented, 1- July 1<sup>st</sup> and 3-August 1. At the request of the Oversight Committee, Management met with

Kevin Sullivan for a quote to fit up the handicap unit rented for August 1<sup>st</sup>. (Board approved quote) Management met with the Landscaping Contractor again to review problems with the services being provided. Items discussed mulching, trimming and weed treatment. The contractor stated they would only use the trimmer in the future and would not be held responsible for the poor condition of the lawn turf. Branford Housing Authority has no fertilization or weed treatment at the request of the residents and unfortunately, the lawn beds are not healthy and are full of weeds as a result of it. The organic method that was used previously was discontinued last year as it did not show any signs of helping the condition of the lawn turf. Tenant's complaints include spiders on the outside of some of the units and have requested to have the outside of the buildings exterminated. Management contacted the exterminator to schedule a treatment. Management has offered to have the exterminator spray the inside of their units, the tenants declined as they did not want pesticides in their unit. Management has continued the COVID -19 suggested measures to sanitize the common areas touched in the facility. The community rooms have reopened with social distancing restrictions and limited activity allowed. The tenants requested to resume some social interactions in very small numbers while in the community room. Management has provided the board of commissioners with the vacancy and applicant activity for June. Tenant Cleaning Stipends were renewed, revised and additional cleaning products were ordered for them. Management has resolved an issue with a tenant that received a warning lease violation letter and it was agreed that Management will provide the tenant with a letter to remove the stated warning from their file. The letter will stipulate that there is an agreement with the tenant that they will no longer climb a ladder on the property for any reason, that they were looking in the vent adjacent to the fire alarms and if they have a work order or concern it will be called into the office and not handled on their own.

*Requires Board Decision:* PV1, A18, This tenant in addition to a sitting area on the walkway has an extended area with patio chairs and plantings in what was the grass area adjacent to the stair tower and sidewalk. There is now no grass and water pools from the sloped planting area under the chairs. This same tenant has requested that Branford Housing Authority provide patio block in this small area to eliminate the mud and puddles. As with other tenants at Parkside Village, if they ask to plant flowers or small gardens we have always encouraged this activity as it makes them happy and others can enjoy looking at the areas as well. If the Commissioners are not in favor of this project, would they consider allowing a local volunteer to complete the project if Branford Housing Authority provides the patio materials? The Commissioners tabled a decision until they have an opportunity to review a bid. Beacon Communities and Merit Properties have continued working on the transition of management services for Parkside Village.

OLD BUSINESS: L. Kluetsch spoke of the progress to rehabilitating Parkside 2.

NEW BUSINESS: J. Pottinger reported on the status of the court case Housing Authority of the Town of Branford ET AL v. Town of Branford Planning and Zoning Commission.

JOURMENT: The meeting was adjourned at 8:08pm.