

BRANFORD HOUSING AUTHORITY

MINUTES

September 19, 2023 – 4pm

Location - Parkside II - Community Room

3 Block Island Road, Branford

2023 OCT - 3 A 11: 08
M. S. Spinale
BRANFORD TOWN CLERK

RECEIVED

1. **Call to Order** - The meeting was called to order at 4:00 pm
2. **Attendance** - BHA Board Commissioners: Kate Collins, Dawn Lynch, Andy Wight, Mark Colello, Jerry Mastrangelo Beacon Management: John Elliot, Jennifer Foito, Elly Nunez,
3. **Review of Minutes** - The minutes of July 18th were reviewed. Andy Wight made a motion to approve and Dawn Lynch seconded. The Minutes were approved by all.
4. **Financial Report** – Kate Collins reported she has been reviewing the financial report for Parkside II for the period ending 7/31/2023. She was pleased to announce that the rent subsidy issues had been diligently corrected by Beacon staff, Eli Nunez. There were still expense items that would be looked into. Board members will be working with Beacon staff to complete a budget for the year 2024. That budget should be approved at the November meeting and submitted to CHFA for its approval. Lastly, she reported that Amaya Architects was paid \$3,000 for their assessment of Capital Needs. These are long-term funds which are being applied for.
5. **Management Report** – Jen Fioto reported that Maintenance completed 50 Work-Orders since our July meeting. They also completed property work -through looking at sidewalks, lifts, and fire system among other things. The parking lot reassignment will begin and hopefully will be over in less than two weeks. Other issues addressed were the hire of a new Property Manager, a necessary eviction, two vacancies and the theft of a catalytic converter.
6. **Resident Issues** –Dawn Lynch reported that there will be a line item in the new budget of \$600 for the new Resident Association once By-Laws were completed and a bank account opened. She also said the Board let them know that Minutes could be reviewed at the Town Clerk website, that the sewer plant issues were beyond their control, that Beacon Management was their direct contact, and that the remaining list of issues would be given to management.

7. **Business** – Andy Wight reported on Funding and Grant search projects. He has been in communication with CHFA and been assured Parkside II is in the Pipeline for funding of significant projects such as walk-ways and fire systems. He is in touch with other local resources such as Jim Finch and Harry Smith the Town Planner, regarding grants coming to the Town of Branford and other small Funding Agencies. He also reported Parkside II received an apology from the Beacon team regarding the Storm Drainage situation. In closing he said that while we endured two stressful weeks the patience , persistence, and determination by residents, staff, and Board working together demonstrated our community at its best
8. **Public Comment** - Several individuals spoke including one tenant who asked the Board members to introduce themselves and explain their roles,
9. and another who addressed difficulty with Beacon communication and addressing tenant issues.
10. **The meeting was adjourned at 4:39 pm**