

Ridgefield Housing Authority Board Meeting
Approved Minutes
Wednesday September 2, 2020 at 8:00AM
Meeting held via Conference Call

Conference Call 351 999 3184 (no code needed)

Commissioners Present: Frank Coyle, Vincent Liscio, Paul Janerico

Commissioners Absent: Jan Hebert, Elaine Freistadt

Konover Management Personnel Absent: Tina Smith, Lola Robinson, Michelle Palmer

The meeting was called to order by Mr. Coyle at 8:00AM

A Motion to Approve Minutes from August 19, 2020 was made by Mr. Janerico and seconded by Mr. Liscio – all approved.

A Motion to Approve Financial Report was made by Mr. Liscio and seconded by Mr. Janerico – all approved.

A Motion to Adjourn Meeting was made by Mr. Liscio and seconded by Mr. Janerico – all approved

Financial Report: Mr. Coyle welcomed Mr. Janerico as the new Commissioner handling the Financial Report going forward. July financial results look consistent with June – however, there was discussion concerning the large number of vacancies. It was suggested by Mr. Janerico that closer monitoring be done with Konover to ensure a listing of vetted potential occupants be established going forward to ensure that a vacancy does not last more than a few days, which would also include the closing and preparation for a new tenant in the open units. When Phil was monitoring, he was quite aggressive with turnovers and could affect generally within 4 days. Probably be a good idea to work with Konover to assist with this process. There is also the potential for some upcoming evictions which could delay process as well. Mr. Janerico asked about when the Audit Report and when budgets done and what is the Board involvement? The audit will be reviewed by the board in September. The budget will be reviewed with the board in October/November. Greg Konover will come down to take us through items and make necessary changes. Mr. Janerico also questioned rent payments so far behind in the last 30 days. It was explained that government support is late coming in and therefore treated as late payments from residents who receive subsidies.

Old Business

Pavilion – Mr. Liscio stated that the site is being prepared and it appears as though the well will not cause any issues. Pavilion scheduled to be delivered on Thursday. He has called several times to continue to confirm delivery. Believes whole project will be completed by Saturday – Monday, depending upon any weather issues. He will stop by periodically to check positioning and progress.

Climbing Chair – Expected anytime now at Congregate. We will request Doug will assemble.

Congregate Meals – Significant improvement.

MoW -Starting next day or two. Just about to put of protective fencing.

Meadows Trash – Monitoring

Congregate Awning – Need lettering choices – Mr. Coyle will check.

Cameras at Prospect Ridge

New Business

Congregate rent/services increased 3% or about \$50/month. Many of the residents did not see this increase as the state subsidy was increased to cover it. The subsidy is based on income & documented medical expenses.

However, 10 residents saw out of pocket increases in excess of \$100/mo.....one the state has allowed to recertify based on insufficient medical expense documentation having been acceptable in the past. Another is also being redone due to the death of a spouse. Of the other 8 the increases were between \$103-440/mo. 2 of these had a significant drop in medical expense so with more disposable income, the state subsidy went down & resident payment went up.

Of the remaining 6 there was an undocumented entry in the recertification worksheet that gave those 6 more subsidy & less out of pocket expense than they were entitled to. The residents themselves knew nothing about this. The state position is that while there will be no lookback to recover the amount they saved or that benefited them, they must now pay the appropriate higher amount..... and the subsidy will go down.

It is reasonable that they should pay the higher amount & fair to other residents who are paying more. The RHA board understands this, however we felt a one month notice of out-of-pocket increases of this size does not allow adjustments and consideration of alternatives. As the state offered no bridge on this the board decided to allow concessions for 3 months to each of the 6 residents. These concessions are equal to the out of pocket increases.

Meeting Adjourned at 8:30 AM

Minutes Respectfully Submitted by Secretary Patricia Harney