

Ridgefield Housing Authority (RHA) Meeting Minutes for September 13, 2017
Approved
Ballard Green – 25 Gilbert Street – 8:00 A.M.

Commissioners Present: Frank Coyle, Cathleen Savery, Vincent Liscio, Jan Hebert and John Kululka

Visitors: Phil Sfraga (Konover Mgr.)

Meeting called to order at 8:04 AM by Frank Coyle

Action Items, Old Business and New Business items discussed:

- Congregate Kitchen Use by outside vendor remains to be seen as not a benefit to the residents. Ms. Hebert had notified applicant that they would be not be able to utilize the facility.
- Previously approved funds for Social events run by RSC Ms. Henderson are available from the management's office upon request with no delay.
- Rosa, the cleaning service person, is on extended medical leave. There is a temporary service active. Bids are being accepted and background checks are being performed.
- Pump House demo has been delayed, but is immanent.
- Festival/Concert parking will be discussed next spring prior to 1st Concert.
- Traffic fences are in awaiting painting and placement.
- Apartment test painting is awaiting resident reply to go forward.
- Resident has filed a Complaint under the Freedom of Information Act to pursue personal information of other residents. RHA attorneys are preparing case.
- Congregate front entrance discussion ensued. Safety and drainage are main concern and improvement of exterior look is desired. Mr. Kululka will contact a Site Engineer and Mr. Sfraga will have the Konover Site engineer in also.
- FAB entry card keys are one per family to control access. Additional cards @ \$35
- Congregate: there is a new door on order for the exit to the refuse area.
- Ms. Savery brought up a continual problem with a table blocking the Fire exit in the Ballard Green community room. Mr. Sfraga will address.
- Mr. Sfraga will check on the allowable use of bikes on property in the leases.
- Netflix and the new Wii are in at Ballard. Everything now on one remote.
- Mr. Sfraga will look into programing remotes at Congregate down to one remote.
- The "Wait List" purge has been completed requiring an update letter from applicants. The list has been cut by approximately 50%.
- Flooring will be completed in October. Painting and repair work has been done.
- Bi annual Spectrum Inspection was completed and the properties, filing papers and Management Company did very well. No issues for non-compliance forms.
- Phone message was discussed and additional action will be looked in to.
- Smoke Free Policy and resident papers will be reviewed and then discussed at next meeting.

Mr. Coyle closed the meeting at 10:37 AM

Minutes Respectfully submitted by Commissioner Secretary Vincent Liscio