

Ridgefield Housing Authority Board Meeting

Approved Minutes

Wednesday, 8:00 AM, April 4th, 2018,

Ballard Green Community Center, 25 Gilbert Street, Ridgefield, CT 06877

Commissioners Present: Frank Coyle, John Kukulka, Vincent Liscio and Jan Hebert. Absent: Cathleen Savery.

Konover Management Personnel Present: Philip Sfraga

Mr. Coyle called the meeting to order at 8:03 AM

Discussions ensued on:

- **Financials:** Not complete for the month. No Red Flags in current numbers.
- **Meeting with Board of Selectman** regarding PILOT for Meadows will be May 9th.
- **Mold Issue:** apartment in question was totally redone. No mold.
- **Vandalism:** The Ballard Green community house had damage done. Some locks destroyed amongst other vandalism. The building was closed down till further security and locks could be installed. It is reopened.
- **Snow Removal at Back doors:** Criteria has been created by the Fire Captain after meeting with Mr. Sfraga. In the future there will be a few units that will have the snow removed from their back door.
- **Pavilion:** Its positioning on the Ballard Green property, or if there should actually be one as per residents desire and possible use of it. Survey to go out to residents.
- **Action Items** that are still in planning: Maintenance Truck, Congregate flooring, Ballard TV arm, Remote, computers, Congregate entrance, FOB, Securitas Engineers.
- **Additional Items:** a gate at the CVS entrance from Ballard, Bike Racks at Ballard.
- **Recertification** is still underway and busy.
- **Utility Subsidy Reduction** by the State was explained by Mr. Sfraga.
- **Rent Increase Vote** will be done at the next meeting and signed in to effect.
- **Lawsuit** is ongoing.
- **Work Order** report will be prepared by Mr. Sfraga for next meeting.
- **Weather** has delayed the Handicap Unloading space installation and tree work.
- **Pooling Areas** of water will be addressed with additional topsoil, PVC pipes, downspouts and gutters.
- **The 4th quarter money** from the State has not come in yet.

The meeting was adjourned at 10:42 by Mr. Coyle.

Minutes Respectfully submitted by Secretary Commissioner Vincent Liscio