

Ridgefield Housing Authority Board Meeting

Approved Minutes

Wednesday, January 22, 2020 at 7:00PM

Commissioners Present: Frank Coyle, Vincent Liscio and Elaine Freistadt

Commissioners NOT Present: Jan Hebert

Konover Management: Michelle Palmer

Konover NOT Present: Janet Mollette

The meeting was called to order by Mr. Coyle at 7:00 PM

A Motion to Approve Minutes from January 8, 2020 was made by Mr. Liscio and 2nd by Ms. Freistadt. Approved by all.

Motion to Approve Resident Commissioner's Report was made by Ms. Freistadt and 2nd by Mr. Liscio – Approved by all.

Mr. Coyle shared with the Board and Residents that Mr. Phillip Sfraga was no longer an employee of Konover Management. Actions are being taken to provide subs while this position is open and every effort is being made to find a new Konover Manager as quickly as possible.

Financial Report and Management Report will be available to all shortly.

Resident Coordinator Report – Ballard Green total # Case management Services provided is 52. Community Agency contacts are 6 and Programs coordinated are 8 which include such events as BINGO with Sphere, Coffee Hour with Holiday Decorating, Pop-Up Pantry, Creative Crew, Kohl's Shopping Trip, Caroling with NCL and Holiday Dinner. Prospect Ridge had 62 Case Management Services with 7 coordinated Programs to include BINGO, Coffee Hour/Holiday Decorating, Holiday Dinner, Girl Scouts Caroling, Kohl's Shopping Trip and Santa at Lunch.

Tenant Commissioner Report – None at this time.

Old Business

Pavilion – Mr. Coyle has been working for State to match funds of the Ridgefield Thrift Shop and was thrilled to share that \$20K matching funds has been approved. Pavilion will be built with all donated funds.

Congregate Elevator – meetings for information gathering are being held regularly to ascertain the best possible solution for the elevator situation which is estimated to cost around \$200K. Do we modernize or completely replace? Pluses and minuses for both scenarios. Still researching and a meeting is planned with Konover Management on January 23rd to start brainstorming on how the logistics will work for caring for the residents during the 2-3 months the elevator will be out of service.

Cameras – Have been completely installed and are operational at Ballard Green. Congregate cameras have been put on hold for a bit to determine what was contracted.

Congregate Entrance – Painting will be done in the spring, as will awning. Doug should install additional lighting in the area.

Congregate Stove – Same size stove being ordered as is presently there with the addition of a convection oven for a combined price of \$4K. Checking to ascertain stove delivery.

New Business

Food Service – Congregate – Is being investigated by Konover Management. Noted that changes need to be made and work needs to be done to upgrade.

Public Session

Susan Procter (Ballard D4) Light switches in laundry room still haven't been handled. Status on risers in laundry room – have been ordered – will arrive in 6-8 (or so) weeks but installation will be delayed due to management changes with Konover.

Barbara Beaulieu – Snow removal recently done went smoothly and quietly. Compliments to all involved.

Nancy Higgins – What is being planned for sidewalks at Ballard? There is repairing and replacement being planned for many of the sidewalks and will be done in the spring. Nancy also offered her thanks for the Board.

Donny Gardner – Asked where cameras were specifically placed at Ballard – will have to get back to him after researching. Also, had recently been recertified and was given a \$45 increase which was actually more than his SS increase. While the two do not specifically correspond with one another, that can happen, however, investigation will be done to more completely explain to Mr. Gardner.

Meeting Adjourned at 7:25PM – motion made by Ms. Liscio and 2nd by Ms. Freistadt

Minutes Respectfully Prepared by Secretary, Patricia Harney