

Ridgefield Housing Authority Board Meeting
Approved Minutes
Wednesday, May 19, 2021 at 7:00PM
Meeting held via Conference Call
Conference Call 351 999 3184 (no code needed)

Commissioners Present: Frank Coyle, Paul Janerico, Jan Hebert, Vincent Liscio, John Burke
Konover Management: Carol Holley, Bob Williamson
Residents: Coco Baron, Nancy Higgins, Krisann Benson, Barbara Beaulieu, Isette Brendza, Susan Proctor, Marshall Ballou
Guests: Debra Franceschini (Office of the Aging) and Ruby (Local Middle School) – Representing Food Pantry
Matt Hicks, Jr. Vice Commandant of the Ridgefield Detachment of Marine Corp. League

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

A Motion to Approve Minutes from May 5, 2021, as submitted, was made by Mr. Liscio and seconded by Mr. Janerico - all approved.

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

Approval to proceed with food pantry project as described and locate outside of Laundry area at Ballard Green – was made by Mr. Liscio and seconded by Ms. Hebert – all approved.

A Resolution to Approve Rent Increase Proposal: 2% Congregate & Ballard, General & Meadows to allowable limit (max \$50/month) was made by Mr. Coyle and seconded by Ms. Hebert – all approved.

A Motion to Approve Management Report was made by Ms. Hebert and seconded by Mr. Janerico – all approved.

A Motion to Adjoin Meeting was made by Mr. Janerico and seconded by Ms. Hebert – all approved.

Special Guests – Proposed Food Pantry: Mr. Coyle began the meeting by introducing Debra Franceschini of the Office of the Aging and a local Middle School student, Ruby, who conceived the subject Food Pantry ideal which has been initiated in several locations throughout Ridgefield and suggested for the Ballard Green site outside laundry room door.

Residents' comments were all in support of the pantry. Two residents suggested placing it inside Board comments were in support of the pantry. Inside placement was discussed & deemed as impractical. A vote was taken to approve Pantry Project and place outside laundry door at Ballard Green.

Management Report: The following was relayed by Mr. Williamson at the meeting:

Delinquency — Some have increased and others are reduced. This will be my next major project once we fill vacant units.

Annual Recertifications — Total of 106 recertifications are done. The remaining 4 due are close.

Rent Meetings — Two rent increase meeting were held and went as expected with 17 residents on 5/7 and 14 on 5/10.

Vacant Units (16) — Significant progress in lining up move-ins. new

Work Orders 85 received/completed within 24 hours. Looking to give Doug backup–Konover involved.

RSC Items: Ridgefield Democratic Committee provided clean-up services at Ballard. Volunteers & Girl Scouts helping at Prospect Ridge.

Board commented they are pleased with all the work staff is completing.

Ms. Hebert commented on mask mandates from Governor – Mandate has been lifted as of 5/19 for all public places except for those housing vulnerable populations. Therefore, when inside all RHA properties all must maintain mask wearing

Financial Report: Mr. Janerico just received the reports & will issue a summary shortly.

Rent Increases: A proposed rent increase of 2% for Ballard and Congregate on rent and 2% on services at Congregate for General and Meadows, the increases will be to the state allowable limit but not to exceed \$50. Mr. Coyle answered questions that were asked at recent rent increase residents meeting explaining why the increases were proposed. The board voted unanimously approval.

Tenant Commissioner Update: Mr. Burke working with Comcast to try to craft a deal that makes Cable/Internet Access more affordable to residents.

Old Business:

High School Talent Show at Ballard Pavilion was very well received.

Marines: Ms. Hebert is handling property (\$280)

Pavilion: Mr. Coyle reviewed the furniture items 3 gliders around end of June and 2 tables/chairs not till end of August. If the 3rd glider not needed, Mr. Coyle will purchase for himself.

Pavilion Signs: Ms. Hebert reviewed a couple proposals with their components and prices. Decision will be made soon.

Walkaround is planned to be scheduled in June. Special focus will be on windows in the Carriage Barn, Ballard walkways and dampness/moldy situations around Ballard.

NEW BUSINES: None

Public Session:

Nancy Higgins: Residents are enjoying Pavilion very much. Have skateboarders “riding” in Pavilion. Mr. Coyle recommended calling office when it happens so they can view on camera. Perhaps asking Police to do a drive-by.

Coco Barone: Wanted to know how many spaces are designated for residents/visitors at Prospect Ridge. Congregate. Commented that one family has 6 cars and she believes it unfair.

Barbara Beaulieu: review/revise/approve for distribution. Do we know when Community Room will reopen? Kim P and Michelle Palmer are addressing this and we hope to have an answer by next month’s meeting.

Krisann Benson: Pavilion and Irish High School Dancers excellent. Thanks to Debra.

Isette Brendza: Needed Information on Unite CT

Marshall Ballou – Please focus on her roof and back unit areas when doing walkaround

Barbara Beaulieu: Pavilion wonderful and inspiring. Most skaters showing up there after 6PM when skate area in park closes.

Matt Hicks, Jr., Vice Commandant of the Ridgefield Detachment of Marine Corp. League – Complaints about RHA refusal to arbitrate dispute between his group & the Marine Veterans.

The meeting was adjourned by Mr. Coyle at 8:30PM

Minutes Respectfully Submitted by Secretary Patricia Harney