



Chairman
Charles Duzy

TOWN OF LEDYARD

Housing Authority

Meeting Minutes - Final

60 Kings Highway
Kings Corner Manor
Gales Ferry, Connecticut 06335

Regular Meeting

Monday, April 3, 2023

7:00 PM

Kings Corner Manor

I. CALL TO ORDER

Chairman Duzy called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present Board Member Thomas Cassabria
Board Member Dayna Waterhouse
Chairman Charles Duzy
Paula Crocker

Absent Board Member Hilary Evans

In addition, the following were present:
Colleer Lauer - Housing Director
Mary McGratten - Town Council Liaison
Tenants Present/Apartments: 16, 4, 24, 19, 3, 14, 9

III. OPENING AND CLOSING FLOOR TO TENANTS

#24 Will there be molding on the kitchen cabinets - answer is no.
#4 When will they start the kitchens - answer we don't know yet, no date yet, cabinets are being ordered, when we have schedule we'll share it.

Comments limited to three (3) minutes. Total time allotted thirty (30) minutes

IV. BOARD MEMBER COMMENTS

No Comments

V. REPORTS

1. Motion to accept the Payments of Bills and Financial Report

RESULT: RECEIVED AND FILED

MOVER: Charles Duzy

SECONDER: Thomas Cassabria

AYE 4 Cassabria Waterhouse Duzy Crocker

ABSENT 1 Evans

2. Reports of the Executive Director

- Breakfasts getting more participants, we will begin to have weekly lunch/movies
- American Heritage girls were here and distributed flowers to the tenants, they will be back to do a little flower bed clean up at a later date
- There will be a free table weekend of April 14 - 15
- There will be a yard sale on May 6
- Recertification's are continuing with a few left to complete
- Updated suggestion/concern form - please fill out and turn in if you have suggestions/concerns can't address if we don't know.

RESULT: CONTINUE

3. Reports of the Chairman

None

RESULT: CONTINUE

4. Tenant Representative Comments

Contractors are doing an excellent cleaning up after their work, and grateful for the new renovations

VI. APPROVAL OF MINUTES

1. Motion to approve the Regular Meeting Minutes of March 2023

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Dayna Waterhouse

AYE 4 Cassabria Waterhouse Duzy Crocker

ABSENT 1 Evans

VII. OLD BUSINESS

1. Suggestion Box

A suggestion was received to have Charles Duzy give a talk about recycling, it is scheduled for Thursday, April 6th

RESULT: CONTINUE

2. Renovation Updates

- Renovations moving along slowly, Internal mini splits, electrical relay boxes, humidity control wires
- Site workers will be here tomorrow - sidewalks, saw cutting parking lot, etc
- Don't disturb the flags placed by call before you dig
- Trenches will be dug for fire alarm
- Will go over new shop drawings for kitchen at next meeting
- Concrete pads for condensers will be dug/poured and you may have to move things
- Community room will be closed for about 1 ½ hours on April 6 and April 20
- Will keep everyone updated on tentative schedule as we get information
- Do not disturb the workers, stay at least 10 feet away from work zone, bring all questions to the director.

RESULT: CONTINUE

3. Motion and possible action to raise base rents beginning August 1, 2023 through July 31, 2024. Current base rents are \$400/\$500/\$600 a month or 30% of gross income minus allowable expenses.

Motion to withdraw "Motion and possible action to raise base rents beginning August 1, 2023 through July 31, 2024. Current base rents are \$400/\$500/\$600 a month or 30% of gross income minus allowable expenses."

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Paula Crocker

AYE 3 Cassabria Duzy Crocker

ABSENT 1 Evans

ABSTAIN 1 Waterhouse

Any Old Business proper to come before the Committee

VIII. NEW BUSINESS

1. Motion and possible action to create a second tier of stratified rents beginning May 1, 2023. Current stratified rents are \$400/\$500/\$600/30% of gross income minus allowable expenses a month, whichever is higher.

Motion to adopt new stratified rent structure, 2nd tier stratified effective May 1, 2023
Single \$650, Double/handicapped \$750 OR 30% of gross income minus allowable medical expenses whichever is higher.

Previous Stratified rents \$400/\$500/\$600

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Thomas Cassabria

AYE 3 Cassabria Duzy Crocker

ABSENT 1 Evans
ABSTAIN 1 Waterhouse

Any New Business proper to come before the Committee

Just prior to adjournment of the meeting tenant #19 returned with a police officer and stated that LHA in violation of ADA law. Tried to adjourn meeting but tenant kept speaking. Chairman noted tenant didn't speak at the time of tenant comments. Said she doesn't talk until called on and continued to speak. Stated violating ADA law regarding comment about not giving a date of when kitchens will be done. Can't give short notice about vacating apt for renovations to be done. Stated every violate ADA statute \$75,000 fine and will file suit tomorrow, contacting ADA attorney, ongoing harassment, lies. Tenant #19 continued to voice her concerns for approximately ten minutes.

IX. ADJOURNMENT

Motion to adjourn @7:35pm

Motion by Charles Duzy, Seconded by Dayna Waterhouse

Paula Crocker AYE, Dayna Waterhouse AYE, Thomas Cassabria AYE, Charles Duzy AYE,
Hilary Evans ABSENT

Respectively Submitted,

Chairman Duzy
Ledyard Housing Authority
This was Approved and so declared.

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.