



Chairperson
Margaret Boyd

TOWN OF LEDYARD

Housing Authority

Meeting Minutes - Draft Minutes

60 Kings Highway
Kings Corner Manor
Gales Ferry, Connecticut 06335

Regular Meeting

Monday, April 7, 2025

7:00 PM

Kings Corner Manor

I. CALL TO ORDER

Chairperson Boyd called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present Vice Chair Thomas Cassabria
Board Member Dayna Waterhouse
Chairperson Margaret Boyd
Recording Secretary Sherry Gruzkowski
Treasurer Charles Duzy

In addition, the following were present:
Colleen Lauer - Executive Director
Tenants Present - #14

III. OPENING AND CLOSING THE FLOOR TO TENANTS

Linda R stated she had no issues but had spoken to Dayna about figuring out the heat and being chilly, will learn more about running it.

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

IV. RESIDENTS AND PROPERTY OWNERS COMMENTS

None

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

V. BOARD MEMBER COMMENTS

None

VI. REPORTS

1. MOTION to accept the Payment of Bills and Financial reports of March 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Thomas Cassabria

AYE 4 Cassabria Boyd Gruzkowski Duzy

ABSTAIN 1 Waterhouse

2. Reports of the Executive Director

Newsletter for April handed out

New to us used chairs bought

66 applicants on the waiting list

In May the GBC Serve groups will be here to help tenants in their gardens

Thank you to GHBC for the Welcome Spring Dinner, fun was had by all. The food was delicious, the games were fun and the young ladies were amazing!

June 14 having a yard sale

Renter's Rebate began April 1st.

Ledyard Senior Center Spring Fling in May

3. Reports of the Chairperson

None

4. Tenant Representative Comments

Ms. Waterhouse thanked Colleen and Frank, there are so many new flowers and shrubs, it's beautiful.

VII. APPROVAL OF MINUTES

1. MOTION to approve the Ledyard Housing Authority Regular Meeting Minutes of March 3, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Dayna Waterhouse

AYE 5 Cassabria Waterhouse Boyd Gruzkowski Duzy

VIII. OLD BUSINESS

1. Suggestion Box

None

2. Renovation Updates

Ms. Lauer stated the fan motion sensors were installed and waiting on a call back from the architect, still waiting for information about the sidewalks also.

3. Small work groups to review and update Housing Authority Lease, Rules, Regulations and Policies.

Ms. Waterhouse and Chairperson Boyd met and worked on these documents. Chairperson Boyd will meet with Ms. Gruszkowski and share with the rest of the board. June 1st for final review.

RESULT: CONTINUE

4. Discussion and possible action on Live-In Caregiver Policy

Mr. Duzy will review and work on the draft

RESULT: CONTINUE

5. Discussion and possible action regarding changes in the call for aid system.

Ms. Lauer stated Mack Fire received letter from GFFC Chief Erhart. A 15 second delay will allow tenants to reset if they accidentally pull the call for aid cord. LHA will set up a time with the GFFC to review the procedure and have tenants sign off that they have been shown the process.

MOTION to change the Call for Aid System to install a 15 second delay to prevent accidental calls.

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Margaret Boyd

AYE 5 Cassabria Waterhouse Boyd Gruzkowski Duzy

6. Any Old Business Proper to come before the Board

None

IX. NEW BUSINESS

1. Discussion and possible action to increase the Grandfathered Tenants base rents \$25 per month. Current Grandfathered base rents are \$237/\$247.

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Margaret Boyd

AYE 4 Cassabria Boyd Gruzkowski Duzy

ABSTAIN 1 Waterhouse

2. MOTION to adopt HUD (Housing and Urban Development) Fiscal Year 2025 Income Limits for Norwich-New London, CT

HUD income limits can be found here

[https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?](https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?STATES=9.0&INPUTNAME=METRO35980M35980*0918042600%2BLedyard+town&statelist=&stname=Connecticut&wherefrom=&statefp=09&year=2025&ne_flag=&selection_type=county&incpath=&data=2025&SubmitButton=View+County+Calculations)

[STATES=9.0&INPUTNAME=METRO35980M35980*0918042600%2BLedyard+town&statelist=&stname=Connecticut&wherefrom=&statefp=09&year=2025&ne_flag=&selection_type=county&incpath=&data=2025&SubmitButton=View+County+Calculations](https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn?STATES=9.0&INPUTNAME=METRO35980M35980*0918042600%2BLedyard+town&statelist=&stname=Connecticut&wherefrom=&statefp=09&year=2025&ne_flag=&selection_type=county&incpath=&data=2025&SubmitButton=View+County+Calculations)

RESULT: APPROVED AND SO DECLARED

MOVER: Margaret Boyd

SECONDER: Charles Duzy

AYE 4 Cassabria Boyd Gruzkowski Duzy

ABSTAIN 1 Waterhouse

3. Any New Business Proper to come before the Board

None

X. ADJOURNMENT

Chairperson Boyd moved the meeting be adjourned, seconded by Mr. Duzy

The meeting adjourned at 7:30 p.m.

VOTE: 5 -0 Approved and so declared

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