



Chairman
Charles Duzy

TOWN OF LEDYARD

Housing Authority

Meeting Minutes - Final

60 Kings Highway
Kings Corner Manor
Gales Ferry, Connecticut 06335

Regular Meeting

Monday, May 1, 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
Board Member Paula Crocker

In addition, the following were present:
Hilary Evans Board Member
Colleen Lauer - Housing Director
Mary McGratten - Town Council Liaison

Tenants Present/Apartment 16, 14, 24, 4, 25

III. OPENING AND CLOSING FLOOR TO TENANTS

#14 Bldg 3 is scheduled for new sidewalks next week and she has trouble and getting in and out of back door. Colleen stated there will be a ramp but there will be a time when the back door will need to be used.

#4 Electric being done tomorrow will check on time in the morning

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

IV. BOARD MEMBER COMMENTS

Chairman Duzy thanked Hillary Evans for everything she has done. This will be her last meeting as she is leaving the area. If there is ever another confrontation like last meeting, the meeting will immediately be adjourned.

V. REPORTS

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

Secunder Hilary Evans

RESULT: RECEIVED AND FILED

MOVER: Thomas Cassabria

AYE 3 Cassabria Duzy Crocker

ABSTAIN 1 Waterhouse

2. Reports of the Executive Director

Newsletter was distributed on Friday

Date of yard sale changed to May 13 due to construction

Re Certifications are almost done

We have changed our workmen's compensation company

RESULT: CONTINUE

3. Reports of the Chairman

None

RESULT: CONTINUE

4. Tenant Representative Comments

CVS in Gales Ferry has the updated COVID vaccine, you can make an appointment in the app.

Grateful for the new renovations.

VI. APPROVAL OF MINUTES

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

Hilary Evans AYE

RESULT: APPROVED AND SO DECLARED

MOVER: Dayna Waterhouse

SECONDER: Charles Duzy

AYE 4 Cassabria Waterhouse Duzy Crocker

VII. OLD BUSINESS

1. Suggestion Box

None

RESULT: CONTINUE

2. Renovation Updates

Condensers being installed and pouring of concrete sidewalks

Estimates will be put in the newsletter

Parking will need to be adjusted and tenants will be notified, please bear with us.

Most projects start on Monday and complete on the following Wednesday

Please have patience and stay at least 10 feet away from the workers/equipment, this is for your safety & theirs.

Mini split installs should be completed prior to it becoming too hot

RESULT: CONTINUE

Any Old Business proper to come before the Committee

None

VIII. NEW BUSINESS

1. Motion and possible action to adjust the maximum monthly rent charged at Kings Corner Manor to be based on 2023 HUD's Office of Policy Development and Research, Current Fair Market Rent for a one bedroom is \$1177.00 in Ledyard/Gales Ferry. Income limits for a single person \$62,600 (30% of income would be \$1500 after the \$65 utility allowance), for a couple \$71,550 (30% of income would be \$1724 after the \$65 utility allowance). Suggest to keep the maximum monthly rent at the 2022 approved rate of \$1006 a month and adjust yearly.

Secunder Hilary Evans

Hilary Evans - AYE

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

AYE 4 Cassabria Waterhouse Duzy Crocker

2. Motion and possible action to update the LHA Tenant Rules & Regulations and the LHA Lease, effective 8/1/2023. Current tenants will have an addendum to the lease which will be renewed August 1, 2023.

Hilary Evans - AYE

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Thomas Cassabria

AYE 4 Cassabria Waterhouse Duzy Crocker

Any New Business proper to come before the Committee

None

IX. ADJOURNMENT

Motion to adjourn at 7:25pm

Motion by Charles Duzy, Seconded by Hilary Evans

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

Respectively Submitted,

Chairman Duzy

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.