



TOWN OF LEDYARD

Housing Authority

Meeting Minutes - Draft Minutes

60 Kings Highway
Kings Corner Manor
Gales Ferry, Connecticut 06335

Chairperson
Margaret Boyd

Regular Meeting

Monday, November 3, 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	Board Member Dayna Waterhouse Chairperson Margaret Boyd Recording Secretary Sherry Gruzkowski Treasurer Charles Duzy
Excused	Vice Chair Thomas Cassabria

In addition, the following were present:
Colleen Lauer - Executive Director

III. OPENING AND CLOSING THE FLOOR TO TENANTS

None

IV. RESIDENTS AND PROPERTY OWNERS COMMENTS

None

V. BOARD MEMBER COMMENTS

None

VI. REPORTS

1. Motion to accept the Payment of Bills and Financial Reports of October 2025

RESULT: APPROVED AND SO DECLARED
MOVER: Margaret Boyd
SECONDER: Charles Duzy

AYE 3 Boyd Gruzkowski Duzy

EXCUSED 1 Cassabria

ABSTAIN 1 Waterhouse

2. Reports of the Executive Director

*Newsletters walked around

*All units are rented at this time.

*The Dog Scout Troop was here last week with their pups in costumes.

*With the donation of 8 loads wood chips exterior power washing of the buildings and gutter guards were not completed in October but we'll get to them in November.

*GP passed away in October, his family hosting a celebration of life

*An outside judge voted Peter winner of the Fall Decoration contest.

*With the delay of SNAP benefits we're keeping an eye on the pantry shelf in community room, restock as needed. If anyone needs extra food assistance that's affected with the delay they can stop by for a pre packed bag from the Ledyard Food Pantry without registering. If you're not a guest of the pantry and want to sign up forms are in the hallway along with forms for holiday baskets - the holiday basket forms are due by November 10th.

3. Reports of the Chairperson

None

4. Tenant Commissioner Comments

Ms. Watershouse stated that everything is going smoothly.

VII. APPROVAL OF MINUTES

1. Motion to approve the Ledyard Housing Authority Minutes of October 6, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Margaret Boyd

SECONDER: Charles Duzy

AYE 4 Waterhouse Boyd Gruzkowski Duzy

EXCUSED 1 Cassabria

VIII. OLD BUSINESS

1. Suggestion Box

None

2. Renovation Updates

BRD is completing the sidewalk repairs. Waiting on sealing of previously poured pads.

3. Any Old Business Proper to come before the Board

Chairperson Boyd asked the status of the CCTV system. Ms. Lauer stated they have ordered the equipment, waiting on arrival to schedule installation.

IX. NEW BUSINESS

1. Discussion and possible MOTION to approve the 2026 Schedule of Regular Monthly Meetings for the Ledyard Housing Authority

RESULT: APPROVED AND SO DECLARED

MOVER: Margaret Boyd

SECONDER: Charles Duzy

AYE 4 Waterhouse Boyd Gruzkowski Duzy

EXCUSED 1 Cassabria

2. Discussion and possible action on a MOTION to adopt the Ledyard Housing Authority proposed FY2026 budget.

RESULT: APPROVED AND SO DECLARED

MOVER: Margaret Boyd

SECONDER: Charles Duzy

AYE 3 Boyd Gruzkowski Duzy

EXCUSED 1 Cassabria

ABSTAIN 1 Waterhouse

3. Any New Business Proper to come before the Board

Ms. Lauer proposed that LHA approve up the purchase a "new to LHA" tractor. Ms. Lauer stated that at this time LHA uses a garden lawn mower to cuts the grass, plow the snow and move dirt, rocks, wood chips, etc. This puts a lot of strain on the mower and a tractor will help complete the work in a more efficient manner.

MOTION to spend up to \$15,000 on a new to LHA tractor.

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Margaret Boyd

AYE 4 Waterhouse Boyd Gruzkowski Duzy

EXCUSED 1 Cassabria

X. ADJOURNMENT

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

The meeting adjourned at 7:28 p.m.
VOTE: 4 -0 Approved and so declared

Respectively Submitted,

Chairperson Boyd
Ledyard Housing Authority