



Chairman  
Charles Duzy

# TOWN OF LEDYARD

## Housing Authority

### Meeting Minutes - Draft Minutes

60 Kings Highway  
Kings Corner Manor  
Gales Ferry, Connecticut 06335

#### Regular Meeting

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Tuesday, September 5, 2023

7:00 PM

Kings Corner Manor

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#### I. CALL TO ORDER

#### II. ROLL CALL

**Present** Board Member Dayna Waterhouse  
Chairman Charles Duzy  
Board Member Paula Crocker  
Board Member Margaret Boyd

**Excused** Board Member Thomas Cassabria

In addition, the following were present:

Colleen Lauer - Housing Director

Mary McGratten - Town Council Liaison

Naomi Rodriguez - Town Councilor

Tenants Present - Apartment 2, 3, 9, 14, 18, 19, 23, 24, 25, 27, 29

#### III. OPENING AND CLOSING FLOOR TO TENANTS

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

Ms. Eleanor Murray, 16 Chapman Lane, Gales Ferry stated she had been getting communication from a number of people living here and from what she understand they do not speak for themselves because they are frightened of eviction, and she did not want to go on a long time about what they have told her; it has been pretty bad. Ms. Murray prepared a document for board members to look at their leisure. Ms. Murray stated that she will not release who told her what, but it is pretty obvious. Ms. Murray noted that tenants have written to Councilor Rodriguez a number of times and it is very unusual stuff, the tenants here are very aware of it. Ms. Murray stated she has advocated for a number of causes including Timothy's Law and nursing homes and a number of other organizations. Ms. Murray stated that she appreciated the board letting her speak, from what she understood she wasn't going to be allowed to do so. Ms. Murray noted that she is an advocate and has done this kind of work in the past for a number of different organizations to help people who didn't get help and they can't get help, sometimes it becomes a public issue and she becomes interested in it. Ms. Murray noted that she has done investigations

and tries to help people.

Ms. Gray, Apartment # 23 stated that she is aware people are complaining about all of the construction work going on and why they would be afraid of Colleen. Ms. Gray stated that she has no problems with her at all and doesn't know what people expect of Colleen really. Ms. Cardoza, Apartment #25 interjected to say Colleen is a pussycat.

Ms. Kervin, Apartment #12 stated that she didn't like it when men walk into her apartment without prior notice and she could be in her nightgown. She asked if they could call out her name and ask to come in.

Ms. Nina Diaz, 1546 Route 12, Gales Ferry stated she wanted to echo what Ms. Murray had stated. Ms. Diaz noted that she learned of concerns from the residents on social media. Ms. Diaz shared that she has worked in the healthcare field for about 25 years, OBN, GYN, Geriatric field and the seniors in our community are dealing with what they are dealing with and getting a lack of response from certain people of positions in the community. It is disheartening to our seniors. They should be the most valuable people in our community, because our seniors have lived for centuries and have done their time, we should protect them at all cost. Ms. Diaz noted that our youth is the next generation and what we do physically is going to mold them. Children learn by what they see. Ms. Diaz stated the amount of concerns we see on social media from our elders and at Town Council Meeting where the concerns are brought up, is very concerning. Ms. Diaz noted she is here to support our seniors however they may need it.

Ms. Petrowski, Apartment #27 stated she didn't know where any of this was coming from, she has not heard complaints from anyone. She stated that she did not know why anyone would want to advocate for her.

Ms. Nina Diaz, 1546 Route 12, Gales Ferry responded by stating that the smoking area is a safety issue. Ms. Diaz noted that she has driven numerous times and observed people out on the street smoking, very late at night and very early in the morning. Ms. Diaz noted out there who look a bit distressed just walking to the road. Ms. Diaz stated that she has spoken to them sitting out there, and I have also learned about other things such as some tenants being allowed to do certain things around their homes and others cannot. Ms. Diaz stated such as maintenance entering without advance notice; that is concerning and we don't know what a tenant has been through, and we don't know their story, but that is an uncomfortable thing for a woman to be in her nightgown and have someone walk into her apartment. Ms. Diaz stated there are many, many concerns.

Ms. Petrowski, Apartment #27 stated this is all about smoking and the rules are the rules and you just need to follow them.

Mr. Ed Murray, 16 Chapman Lane, Gales Ferry stated he has had an opportunity to speak at many organizations and his focus has always been how people take care of other people. That is the first thing that is always focused on before policies and procedures, and not just in this case but in other cases. Mr. Murray stated the if what he has heard about the situation second hand is true then we have a problem. Mr. Murray stated it doesn't sound like this unit of all 30 people feel that they are okay. It is Mr. Murray's understanding that the purpose of a senior housing center, is to house seniors in a comfortable place; for seniors to be able to feel safe, feel as if supported and feel that it is their home. Mr. Murray is concerned that people that live here don't feel like it is their home. Mr. Murray's understanding is that this is not a Hotel 6, it is not some kind of specialty housing unit where you have to control people, it is your house, your home. Mr. Murray noted that we are not taking care of the seniors as we should, we should be making sure we are taking care of each other.

Ms. Farr, Apartment #18 stated she doesn't understand how the Ledyard Housing Authority owns us and not the State or Town. Ms. Farr stated the board members don't live here, they make all the policies and procedures. Ms. Farr noted that Ms. Lauer is wonderful and does what she can do, but you guys aren't around to see everything that is going on and Colleen has to deal with it. Ms. Farr stated that Colleen is here all day long dealing with issues. Ms. Farr stated the renovations are terrible, but it will be fine when it is done. Ms. Farr noted you take the lowest bid so you can get more out of it and I know that happens. Ms. Farr stated that she is not prejudice at all, but you can't talk to the workers and when you talk to Lou, Lou can't talk to the workers because he can't do anything so that is frustrating. Ms. Farr shared when she talks to anyone she is told Ledyard is not going to do anything, the Town is not going to do anything and the State is not going to do anything, so it's hard because the board members do not live here, but they have to be with the Town and then they just make all of the rules, and all of a sudden we go from a three page lease to a twenty page lease, and every time everything gets changed more and more and it is frustrating, so again you call CT housing and nothing. Ms. Farr stated no dogs, unless it's people that don't live here bring their dogs. Ms. Farr stated that if you ask her, they shouldn't be bringing their dogs here, it is not right; we can't have dogs so why should you be able to bring your dog? Again, no dogs allowed unless you have a doctor's note, so why can they do that? Ms. Farr stated she loves how things work, it's like one rule is changed in the lease and the people that don't live here are not following the rules because they don't have to.

Ms. Sonn, Apartment #19 stated when looking in the Grant it states that these thirty units are fully paid for and owned by a corporation that was created to run Ledyard Senior Housing. Ms. Sonn asked, who is that corporation? Ms. Sonn stated she has been accused of being the best friend of Colleen, which I joked with her last week that if she ever needed to she could come to my house which no one would think she would step foot in because of past history. Ms. Sonn stated she has been accused of getting favoritism and being a best friend and frankly that's bull,

so she was going to leave that to the person who said it. Ms. Sonn stated going back to the Grant that was signed in 2020, it is listed as a functional LLC, who are these persons? Where are these persons? Who is financially liable and if not, why is it saying that the owner is an LLC?

Mr. Duzy replied that he did not know what LLC Ms. Sonn was referring to.

Ms. Sonn, Apartment #19 responded by stating that she was speaking and God bless you. Ms. Soon stated that she was not in need of an out of location advocate to protect her from her friends. Ms. Sonn stated that her friend and her will work out their relationship and she will be opposed to smoking for as long as she remains alive. Ms. Sonn stated that she has a right as a ten year two time cancer survivor and can show you the scars honey, they run from here to here. Ms. Sonn stated that her husband was diagnosed first at 35 then again at 37 she lost him at 39.

Mr. Ed Murray, 16 Chapman Lane, Gales Ferry asked Ms. Sonn her name?

Ms. Sonn, Apartment #19 replied her name is Gay, its a name not a lifestyle and you won't soon forget it.

Mr. Ed Murray, 16 Chapman Lane responded by stating he lost his dad to smoking, picked it up as a teenager then into World War II and he couldn't stop. Mr. Murray sated when he reached his 81st birthday his father was diagnosed with lung cancer and for the next seven years Mr. Murray saw him deteriorate but in all that time he could not stop smoking. Mr. Murray stated he stopped smoking a long time ago and once he did that, he had trouble walking into his parents' house, so he understand that it is hard. Mr. Murraray stated he thinks we all have addictions, when people are addicted to smoking people just can't quit. Mr. Murray stated he had a hard time stopping, you can't shortchange, even though that is one of the minor issues here, what a person is dealing with. Everybody has their issues.

Ms. Lupiensi, Apartment #2 stated that it is unsafe to smoke by the street. Ms. Lupiensi stated she has been stopped by the police, almost run over because she posted on social media, which she did report. Ms. Lupiensi stated she is only speaking her truth. Ms. Lupiensi stated she goes to the white building which is privately owned and people think she is looking for alcohol. Ms. Lupiensi stated that she does not smoke inside her house and has never smoked inside her house. Ms. Lupiensi stated that people lay on their horns, it's like where do we go? Ms. Lupienksi stated they allow alcohol, they allow guns, so why I am being punished? Ms. Lupiensi stated that she knows we have spent a lot of money in this place but we need a different solution to the smoking. Ms. Lupiensi stated that her name was announced on public radio that she was down there looking for money and these people found her at the white building and offered her money for sex, because they heard that she needed help and money. Ms. Lupiensi stated it's disheartening.

Mr. Murray, 16 Chapman Lane, Gales Ferry asked if someone laughed.

Ms. Murray, 16 Chapman Lane, Gales Ferry responded that she wanted to know who laughed and stated that shows what kind of place this is. Ms. Murray stated she wanted her documents back and you can have one copy, she wanted all of the other copies. Ms. Murray stated, "Yeah this is real funny people".

Chairman Duzy called the meeting back to order.

Ms. Sonn, Apartment #19 stated that people here are aware of her feelings on smoking and has been outspoken on it since she moved in seven and a half years ago. Ms. Sonn stated that people have come in her yard to smoke, she has fire pits, she has tiki torches. Ms. Sonn stated she has had various kinds of smoke in her yard. Ms. Sonn stated what you choose to do to throw away your life is up to you, what she chooses to do to maintain her life of a two time cancer survivor is her choice, others don't get to dictate. Ms. Sonn stated there are places that allow smoking and places that do not. Ms. Sonn stated the majority of people in here and she believes their are seven smokers out of thirty aren't following the rules. Ms. Sonn stated that people are hiding behind dumpsters, going behind buildings, and hiding behind garbage cans, hoping not to be seen. Ms. Sonn stated she has photos on her phone, but she is not Gestapo, so she is not going to turn those in. Ms. Sonn stated nor will she become Gestapo, but it does not mean that Ms. Lauer is her best friend. Ms. Sonn stated she resents what she has been accused of by someone who has never met her and in her opinion, we have instigators who are trying to start trouble because one or two people are addicted to smoking and there are ways to kick the habit. Ms. Sonn stated her husband was a doctor, so don't give her BS because she is her friend.

Arguing ensued between Ms. Sonn and Mr. Murray. Chairman Duzy responded by calling the meeting back to order and stated if the meeting was interrupted one more time he would end the meeting.

Chairman Duzy stated that the comment time allotted was over.

Document from Ms. Eleanor Murray - Resident

#### **IV. BOARD MEMBER COMMENTS**

Ms. Crocker shared the following statement:

The director of the LHA has no authority to change any rules and regulations for Kings Manor Senior Housing. Any and all changes to policy are requested to be on the agenda of a meeting, discussed at the meeting and voted on by the commission members. The director does not have a vote on any of these matters. All agendas are public and posted on the Town of Ledyard

website prior to all meetings. After the meetings all minutes are public and posted on the Town of Ledyard Website. There has been a meeting every month in 2023 with the exception of June.

All commission members are given a description of their duties prior to being sworn in and are appointed by the Town Council.

Security cameras were placed for the security and protection of the tenants and the housing authority. No one would have the time to watch all of the 24/7 footage but it is there if an incident occurs it can be watched.

Several comments were made regarding the lighting on the driveway and how dark it is. There are several lamp posts along the driveway

Much research and discussions were done prior to making the property non-smoking. Discussions with other senior housing facilities, other directors, commission members and the tenants. The decision was made based on the renovations being done and the health and well being of the tenants.

The commission and director have listened to any and all comments you have made prior to making the decision to go non- smoking.

The below was taken directly from the State of Connecticut Department of Public Health:

“Smoking is not a legal right. Smoke free policies do not infringe on the legal rights of individuals.”

“Federal or State law does not restrict owners, landlords or managers from adopting “no smoking” policies. In fact, the US Department of Housing and Urban Development strongly encourages owners and managers to adopt smoke free policies for their properties. Smoke free policies can be written into leases or made part of the “house rules”

“Owners/Landlords may not deny a person the right to live on the property because they smoke, but owners can regulate that the person not smoke on the property. (or smokes only in designated areas).”

Taken from the Town of Ledyard Employee handbook on smoking:

“The Town of Ledyard provides a healthy environment for all staff, town residents and visitors. To eliminate the documented health hazards of secondhand smoke and to maintain good air quality in all working environments, smoking is strictly prohibited in all areas of all buildings,

grounds, and parking lots owned and managed by the Town of Ledyard.

Smoking includes cigarettes, cigars, pipes, smokeless tobacco, snuff, chew, e-cigarettes, and vaping products. This prohibition includes all work areas or visitor areas, vehicles, corridors, stairwells, restrooms, meeting rooms, and closed offices. If you smoke off site, please ensure that you dispose of your butts and debris in an appropriate receptacle.”

State Senator Cathy Osten was recently on property but NOT 4 times. She was here due to being given misleading information that the tenants were being thrown out of their units with no place to go while the renovations were being made. We have partially furnished 2 units for tenants to go to, and rented an ADA apartment off site for use when needed, arranging for transportation, lunches and anything else that would be needed while your apartment is being renovated.

Laundry room sign ups were done during the COVID Pandemic to adhere to social distancing requirements. If a consensus of the tenants living here would like to stop the the board will consider to discontinue it. Keep in mind if there is no signup you run the risk of bringing all your laundry over only to find out that someone is using the machines.

The lease is a common lease written for many senior housing complexes in this area.

Fire pits, gas grills and tiki torches were put on the agenda as soon as it was mentioned. These things had been grandfathered in during the renovations but will be revisited.

Tenants should fill out the forms provided for any comments/questions/issues and if there is no resolution can file a grievance.

This last comment is from me personally and not necessarily from the board.

Bashing members of the board or director and posting false or misleading information on social media is never appropriate and it really doesn't get you anywhere.

**V. REPORTS**

**1. MOTION to accept the Payments of Bills and Financial Report**

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Charles Duzy

**SECONDER:** Paula Crocker

**AYE** 3 Duzy Crocker Boyd

**EXCUSED** 1 Cassabria

**ABSTAIN** 1 Waterhouse

2. Reports of the Executive Director

- TVCCA will be here September 14 from 8:30 - 11:30 to help you complete your energy assistance applications. Items that you will need to provide are listed on the bulletin board in the hallway.
- If you have not completed your renters rebate application please contact Karen Goetchius, her number is on the bulletin board.
- UNCAS Health District is offering free tobacco cessation programs. Anyone who is interested in free coaching and NRT (nicotine replacement therapy) can call or text 860 400 2072. This round of the program ends September 30th.

**RESULT:** .

3. Reports of the Chairman

None

**RESULT:** .

4. Tenant Representative Comments

None

**RESULT:** .

**VI. APPROVAL OF MINUTES**

1. MOTION to accept the Housing Authority regular meeting minutes of August 7, 2023

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Charles Duzy

**SECONDER:** Dayna Waterhouse

**AYE** 4 Waterhouse Duzy Crocker Boyd

**EXCUSED** 1 Cassabria

**VII. OLD BUSINESS**

1. Suggestion Box

None

**RESULT:** CONTINUE

2. Renovation Updates

- This renovation is being completed with grant funds and certain processes need to be followed. Our architect will go in to “punch” the unit, BRD works on the punch list, a CHFA architect will “punch” the unit and our architect/consultant



will come back again to “back punch” the unit. Punch list items will be addressed, but may not all be done at the same time, as they may be trade specific. Please fill out a “tenant renovation issue” form for the new items not working/damaged items. Ms. Lauer will forward those forms for BRD to address. BRD has been asked for their process to replace damaged items, when we get it we will post it on the bulletin board.

- Gutters for building 1, 2 and 3 have been completed. Building 4 and 5 will be done soon.
- Concrete for building 5 has unfortunately been postponed due to the heat and will be done early next week.
- The front community building door has the correct spec’d hardware but not the correct hardware for our needs. New hardware is being order until it shows up tenants will need to use thier key to enter.
- The back community room door pad was poured with the old door in place and the pitch isn’t correct, therefore it needs to be repoured.
- Kitchen Express will be onsite September 12 and 13 to address open issues. If they will need access to your unit you have already been notified.

Issues that have been brought up:

- Water pressure in the shower is terrible - CHFA has energy Conservation & Sustainability guidelines which include all bathroom faucets, aerators and shower heads shall comply with the EPA WaterSense Program standards.
- Windows, a variety of issues. This will be addressed on September 20th, they will arrive in the morning and work their way around starting at building 1. If you are not home we will need to enter your unit to have the issues addressed. Only 8 tenants marked down issues, if you did not fill out the form, as requested, your windows are not on the list. If you do have issues please inform Ms. Lauer immediately.
- Blinds are in, they will begin installing them in the renovated units on Wednesday, Sept. 6th.
- The original sidewalk coming to the road at building 1 in front of unit 3 is not ADA compliant. The asphalt ramp at building 1 is a temporary ramp that will be eliminated when the handicap space is paved. The sidewalk will meet the parking area and comply with the 2010 ADA standards.
- At this time, BRD is scheduled to complete the work in early December. We’ve always said the schedule is made of “Jello”, and the schedule is being updated. Your renovation dates may change, a new schedule is expected to be shared Friday. BRD would like to do an additional unit each 10 day rotation so that they can finish before the holidays. We have 3 temporary units for you to use, but if you plan to return to your unit at the end of each day, or if you will be staying

with family, please let me know and we may be able to add you in as an additional unit.

**RESULT:** CONTINUE

3. Discussion and possible action regarding the Smoking Policy

MOTION to leave the smoking policy as discussed and decided as effective August 1, 2023.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Paula Crocker

**SECONDER:** Dayna Waterhouse

**AYE** 4 Waterhouse Duzy Crocker Boyd

**EXCUSED** 1 Cassabria

4. Any Old Business to come before the Housing Authority

None

### VIII. NEW BUSINESS

1. Discussion and possible action regarding outdoor grills and other similar devices used for cooking and heating.

MOTION to remove grandfathering of fire pits and tiki torches.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Charles Duzy

**SECONDER:** Paula Crocker

**AYE** 4 Waterhouse Duzy Crocker Boyd

**EXCUSED** 1 Cassabria

2. Any New Business to come before the Housing Authority

None

3. MOTION to enter into executive session to discuss Maintenance Supervisor Compensation.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Charles Duzy

**SECONDER:** Margaret Boyd

**AYE** 4 Waterhouse Duzy Crocker Boyd

**EXCUSED** 1 Cassabria

### IX. ADJOURNMENT

Mr. Duzy moved the meeting be adjourned, seconded Ms. Boyd

The meeting adjourned at 8:10 p.m.  
VOTE: 4 - 0 Approved and so declared

Respectively Submitted,

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Chairman Duzy  
Housing Authority

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