



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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**Monday, May 1, 2023**

**7:00 PM**

**Kings Corner Manor**

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#### **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

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