



Chairman
Charles Duzy

TOWN OF LEDYARD

Housing Authority

Meeting Minutes - Draft Minutes

60 Kings Highway
Kings Corner Manor
Gales Ferry, Connecticut 06335

Regular Meeting

Monday, August 7, 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
Board Member Margaret Boyd

In addition, the following were present:

Colleen Lauer - Housing Director

Mary McGratten - Town Council Liaison

Tenants Present - Apartment 4, 9, 24, 3, 19, 23, 25, 26, 27

III. OPENING AND CLOSING FLOOR TO TENANTS

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

#24 Do the split heaters have one controller? Assistance needed in working the remote for the mini splits. Bedroom not running correctly. Will hold a training session.

#27 Thank you everyone for the help moving me back. Everything is awesome.

#3 Off property smoking is dangerous with cars, bears, some with mobility issues, someone will get hurt. Residents are misinformed when calling LHA. LHA final decision did not ask residents. There should also be no fire pits, tiki torches on property. Survey sent out indicated 86% of residents said to not prohibit smoking on property. You must start to be fair there are 6 propane tanks against lease, outdoor cats. Tired of favoritism and lies.

#2 Has been here for 23 years and asking for fairness. Wants to have smoking area where they

have provided cans, ashtrays, brooms. Other tenants have no problem with the smoking area. ADA requires special accommodations. The area has brought the community together. Scared at end of road, dog flew after a bobcat. We promise to respect the property. I believe the director is spying on us from home when we have visitors. I am questioning the vote of Ms. Paula Crocker stating that she was just sworn in in April and my understanding is she must attend 3 meetings prior to any vote. This was a reappointment because the term was up.

IV. BOARD MEMBER COMMENTS

Chairman Duzy will no longer return bottles and cans if not rinsed out. You will need to recycle them or return them yourself.

V. REPORTS

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

RESULT: APPROVED AND SO DECLARED

MOVER: Thomas Cassabria

SECONDER: Paula Crocker

AYE 5 Cassabria Waterhouse Duzy Crocker Boyd

2. Reports of the Executive Director

- UCONN week learned about recipes and was 8 weeks long. The last session was last week.
- Remember to sign up for laundry times
- New London Youth here for a few more weeks, have helped with tech issues and websites, organized DVDs
- Please fill out medical form to be placed on your refrigerator for emergency.
- August 15 @ 10:00 am Officer Mckinney will be here to talk about scams.
- Please fill out the proper forms for everything, work orders, problems, everything must be put in writing.
- Farmers market forms August 11 @ 9:00 am. Senior van will provide transportation to the farmer's market.

RESULT: NO ACTION

3. Reports of the Chairman

None

RESULT: NO ACTION

4. Tenant Representative Comments

None

RESULT: NO ACTION

VI. APPROVAL OF MINUTES

1. Motion to approve the Regular Meeting Minutes of May 1, 2023 and the Special Meeting Minutes of July 6, 2023.

RESULT: APPROVED AND SO DECLARED

MOVER: Charles Duzy

SECONDER: Thomas Cassabria

AYE 5 Cassabria Waterhouse Duzy Crocker Boyd

VII. OLD BUSINESS

1. Suggestion Box

None

RESULT: NO ACTION

2. Renovation Updates

- Rain stopped work today
- Cannot dictate their method or means
- Concrete tomorrow
- Building 5 side this week
- Windows and doors should be done for all apartments and the community building next week
- Apt 5 and community building
- Siding going slow but steady
- Supply issue with lights
- Handicapped spot for buildings 1, 3, 5 September regrading
- Unit schedules were up last week
- There are still supply issues
- Temporary unit request is pink form
- Reasonable accommodation form on bulletin board
- ALL issues must be put on the forms
- No modifications to be done until after unit is released
- Schedules are up if a conflict please speak up
- Grab bars above tank are required on ADA units. They are considered aging
- In place and independently serves a purpose
- Estimated completion is December 8, 2023

RESULT: NO ACTION

3. Any Old Business to come before the Housing Authority

None

RESULT: NO ACTION

VIII. NEW BUSINESS

1. Discussion and possible action regarding the Smoking Policy

The Smoking Policy has been discussed and voted on and is now closed.

RESULT: CONTINUE

2. Motion to accept the FY 2023 Income Limit Summary from HUD; Single Person \$64,250 / Two People \$73,400

RESULT: APPROVED AND SO DECLARED

MOVER: Paula Crocker

SECONDER: Margaret Boyd

AYE 5 Cassabria Waterhouse Duzy Crocker Boyd

3. Any New Business to come before the Housing Authority

None

RESULT: NO ACTION

IX. ADJOURNMENT

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

The meeting adjourned at 7:35 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.