

Middlefield Housing Authority
Sugarloaf Terrace, 61 Cedar Street, Rockfall, CT 06481
Special Teleconference Board of Commissioners Meeting
August 27, 2020 3:00 pm

Present: Barbara Jean DiMauro (chair), Kathy Vincent (Resident Commissioner), Marty Smith (Commissioner), Barbara Schiffert (Treasurer), Judy Smith (Secretary), Peter Sibley, Dina Jeffrey, Phuong Murray- Assistant Director of Rental for Imagineers

Meeting was called to order at 3:05 by Barbara Jean DiMauro on a Zoom Meeting.

Approval of Agenda

Barbara Jean DiMauro made a motion to amend the agenda to include a report from the Tenants Meeting under Property Manager's Report. Marty Smith seconded. Motion carried.

Approval of Minutes

Barbara Jean DiMauro made a motion to amend the July 23, 2020 minutes by moving the listing of resident names in attendance from the opening record of those Present to the record of Public Comment. Marty Smith made a motion to accept as amended. Barbara Schiffert seconded. Motion carried.

Public Session

Sue Zingle clarified that her comments last month regarding the landscaping was in reference to safety issues not the quality of the work. Sue also commended Dina Jeffrey & Kathy Vincent on their help during the recent 6 day power outage. She expressed disappointment with the Board Members for not inquiring on the status of residents during this crisis. She emphasized the need for a new generator. Sue appreciated the removal of the tree but thinks there is further clean up needed. Kathy Vincent, Resident Commissioner, reported the tenants appreciated the Tuesday Tenants Meeting. The meeting was held in person, outdoors with approximately 8 in attendance. Each person had the opportunity to speak. Kathy Vincent raised the question of when the board meetings can resume in person. She finds zoom calls difficult. The consensus was to continue teleconference meetings until the State of Connecticut approves.

Property Manager's Report

- a) General: Peter Sibley updated status of wait list. Currently 34 are on the list but only 25 responded to the recent update. Consensus was to reopen wait list.
- b) Financial: Presentation well received. Variances look in line. Phuong Murray encouraged any questions to be sent to either Dina or her before board meetings so they can research and bring details.

Old Business

- a) Rehab Update: Smaller units are more costly to add washer/dryer units. Dina & Phuong will get drawings, specifications, and bids. Once in hand will review with the Board since time sensitive for Grant
- b) Retaining Wall: Completed. Well done. Fully paid.

New Business

- a) Generator: Dina is gathering quotes. The Board recognizes the need to address this need immediately and will review once all quotes & options are ready for review.
- b) Storm Clean Up: Pick up complete. Dina will review for thoroughness.

Adjournment

Marty Smith made a motion to adjourn at 3:59. Barbara Schiffert seconded. Motion carried.

Respectfully yours,

Judith L. Smith, Commissioner