

Montville Housing Authority Minutes
February 20, 2024
Independence Village

1. Call to Order - 5:00 PM
2. Roll Call - Angela Sherbanee present, Dee Morton absent, John Szarzynski present, Kathie Doherty- Peck present, Deborah Suarez present
3. Remarks from Tenants - Comments about Parking issues during snowstorms
4. Remarks from Public - None
5. Approval of Minutes - Approved with the following amendment
 - a. Item 5 of January minutes should have indicated that Commissioners Peck and Suarez abstained from voting on the December minutes.
 - b. Item 10b of January minutes should have included the words Done through Citizens Bank
6. Approval of Payment of Bills - Angela motioned to approve. John seconded. Motion approved by all
7. Correspondence -
 - a. John texted with Town Council Chairman Tim May in regards to having a Town Council liaison for the MHA. Chairman May stated that a liaison is utilized only for a board or commission that the Town Council is cognizant of. Since the MHA is governed by itself and not under the cognizance of the Town Council a liaison would not be assigned. He also stated that it is beneficial for the MHA to keep the Town Council updated or Tim would even be willing to attend an MHA meeting if the MHA needed him to help.
8. Reports -
 - a. Account Balances -
 1. Citizens Bank - \$124,612.96
 2. Dime Bank - \$8,130.27
 3. STIF Account - \$111,625.08
 4. Pilot Account- 0
 5. Money owed from tenants- \$166.70

6. Occupancy - Unit 63 will have a tenant tomorrow. Unit 13 being readied for occupancy. 20 names on waiting list

9. Old Business -

- a. Washer Broken at Freedom - Washer is fixed
- b. Bylaws - All commissioners should be reviewing May 2019 bylaws and be ready with their comments for a future meeting
- c. Wifi System Upgrade - Maintenance has procured the mounting equipment needed for the new Wifi antenna at Independence. Installation dependent on weather
- d. Commissioner Training mandated by State- 4 out of 5 have attended training
- e. SSHIP Funding - Video Conference with CHFA, Housing Development Team (HDT) and MHA took place on February 15, 2024. Hoping to get funding in place by the end of year. MHA will need a Radon survey at Independence. HDT will help us procure a qualified firm. HDT working on request for quote from an architect to work on our Capital Needs Assessment cost for Independence
- f. Audits- Financial Auditor has completed audits of years 2020-2022. Now we need 2023 done.

10. New Business-

- a. New Lawyer put on retainer- Michael S. Wrona of Halloran Sage ,Hartford Ct. Very experienced with Housing Authorities.

11. Remarks from Tenants - None

12. Remarks from Public -

- a. Statement made that the Town Council does have the authority to appoint commissioners and to remove commissioners for cause.
- b. Statement made that all communications should come from the commission and not an individual commissioner

13. Remarks from Commissioners -

- a. In accordance with the Housing Authority By-Laws dated May 2019, Article IV, Section 4 Executive Session Meetings, a motion for an Executive Session meeting was made to address legal challenges (security matters, and strategy and negotiations regarding pending claims and litigation). Specifically, topics will address a recent regulation not reviewed or authorized by the Commission that may conflict with the January 2023 mandatory lease agreement signing by all tenants under the duress of being dispossessed; pending police action regarding theft of property that occurred on the premises of MHA in a building where the

entrance and exit are monitored by security cameras and consist of key fob security for entrance and exit; Code of Ethics; and infraction of by-laws. A vote of 2-to-2 rejected the motion

14. Adjourn- Motioned by Angela. Seconded by John. Motion passed. 5:50 PM