

Montville Housing Authority
Regular Meeting Minutes
January 20th, 2026
5:00 PM
FREEDOM VILLAGE 81 Liberty Rd. Oakdale, CT

1. Call to Order

Meeting to call to order at 5:01.

2. Pledge of Allegiance – All stood

3. Roll Call

Commissioner Perkins, Suarez, Szarzynski, Doherty-Peck were present, absent was Commissioner Sherbanee. Also present was Maria Demarco and Lisa Axson from Demarco Management Company

4. Alterations to the Agenda

A lengthy discussion on the agenda

5. Communications/Correspondence – Commissioner Suarez commented that The Mohegan Tribe called her and acknowledged the Thank you letter.

6. To consider and act on a motion to approve minutes:

a. The Regular Meeting Minutes of November 18th, 2025 - Tabled

b. The Regular Meeting Minutes of December 9th, 2025 – Tabled

7. Remarks from the Public/Tenants (3-minute limit) - One Public, One Tenant

8. Reports and Updates

Chairperson - Replied to several issues and concerns - basically that the commissioners are not to interfere with nor be involved with day-to-day operations. State Dept. are receiving calls regularly from different commissioners - they would prefer one point of contact - Typically the Chair. Also, it was suggested that only the Chair or Housing manager should be contacting the housing attorney. Also, per past practice, any commissioner that would like something included on the agenda, would send their request to the chair. This needs to still be followed. Also, we need to update our bylaws. The chair also informed the commission the email address that will be used for her is kldpeckmha@icloud.

Treasurer – Reviewed Decembers Citizens accounts – looks in good order.

Tenant Liaison - Met with Independence Village - it was a good turn out, 12 tenants attended and was asked to continue; submitted their concerns to the management company to address.

Tenant Commissioner - Reported that the Tenant Commissioner had a meeting @ Freedom Village. She indicated it was outstanding. Did roleplay and she will continue to have meetings.

Recess at 5:55.

Meeting resumed at 6:00.

Attorney Wrona - Our commission needs to work together; the continuous disorder will have a detrimental effect to the MHA if it continues.

Management Company - suggested sending a copy of different agendas from other housing authorities. Reports were handed out. Also, very important that we need to review the budget as soon as possible

Recertification May 2026, Work orders – 13 maintenance requests and completed

15 Active applications

\$250,695.64 – Operational Account

\$9.25 – SSHIP Account

Provided draft budget – need to review it

We provide additional services that others housing authorities do not – we do not have the money for all the things we want done.

Discussed the purchase of water for the tenants. Discussed the water issues.

Looking into other water companies to look at our water. Started working on the renovation project. Looking into 4 empty apt. /1 quad. Energy saving grants

Maintenance person out–Demarco Management Co., has a maintenance person on their staff to fill in – Discussed the maintenance person going under Demarco as an employee. Let the commission know that we need to decide on the water and the budget needs to be approved. Concerned about the finances – we need the budget. Send comments on the budget to the Chair and she will forward to Demarco Management Co.

9. Unfinished Business

- a. Solar Panels - REMOVED

10. New Business

- a. Recording Secretary – Management company will look into hiring
- b. Discuss the position of Vice Chair - REMOVED
- c. Discuss a new position/Hearing officer - REMOVED
- d. Discuss vacating Chair position - REMOVED
- e. Attorney Wrona – spoke earlier
- f. Michael Santoro Director of the State DOH - Wasn't able to attend
- g. MHA Budget - Any questions on the budget, submit to the Chair and she will forward to the management company.

11. Remarks from the Public/Tenants (3-minute limit) - One public and One Tenant

12. Remarks from Commissioners

Commissioner Szarzynski-There are no lead pipes, they are copper.

Commissioner Suarez – PHA Web – no access for the longest time – never downloaded anything

Commissioner Perkins – Thanked the Management Company for all they are doing. Commented on the reason she removed herself as the secretary the first time was due to exactly what was going on at this meeting. Its uncomfortable coming to these meetings due to the consistent criticism and negative atmosphere; different styles should be respected, not dismissed as incorrect. Hopes everyone can work together.

Chair Doherty-Peck – stated that she has been on the housing authority only 2 years – new to the rules, procedures & policies – trying to learn as much as she can so she can bring forward the best she can offer and feels everyone has something to offer as well, and would like to move forward in a productive and positive manner.

13. Adjournment

Motion to adjourn made by Perkins, 2nd by Doherty-Peck, all in favor – meeting adjourned at 6:41