

MINUTES
Housing Authority of the Town of Darien
September 25, 2012 – 7:30 p.m.

A regular meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Tuesday, September 25, 2012 in Room B-1 of the Darien Town Hall, 2 Renshaw Road, Darien, CT.

Present were: Commissioners Cynthia Ashburne, Jan Raymond, Joe Warren, and Allen Delaney. Cynthia Ashburne welcomed DHA's newly appointed commissioner, Peter Bigelow. Also in attendance were John McClutchy, Todd McClutchy and Arthur Anderson.

Minutes from the Regular Meeting of July 24, 2012 were approved without objection.

The Paid Bills Reports for September 2012 for Allen-O'Neill Homes and Old Town Hall Houses were accepted as submitted on a motion by Jan Raymond.

Executive Director's Report: Cynthia Ashburne gave the Executive Director's report in Kathryn Molgano's absence.

AON Relocation: The last two households from Phase II have been relocated off-site. This completed the off-site relocation of AON tenants. The remaining 19 households will stay on site until the first phase of new units has been completed.

MR36 bank accounts have been closed and reopened as AON Development Account. MR36 Tenants Security Deposits have been transferred to The Heights.

AON Homes: Sound Energy will be scheduled to perform the annual furnace cleanings for the remaining 18/19 AON houses (one house is heated by a gas furnace). The cleanings will be scheduled over a two-day period and Joe Strate will be available to provide access if the tenant is not at home. Notices will be sent to all tenants affected.

Unanticipated bathroom renovations and roof repairs at 216 West Avenue have been completed. Hotel accommodations were provided for the family while the repairs were underway.

Old Town Hall Houses:

Vacancy: A one-bedroom first floor unit has become available for occupancy. This is a newly renovated unit. The unit will be assigned to an existing tenant who had formally requested a transfer to a first-floor unit for medical reasons.

Antenna repairs: Several tenants do not subscribe to cable, but utilize the TV antenna. In response to complaints of no reception, Allied Satellite & Antenna has been out multiple times to determine the source of the trouble. They have remounted the antenna to the existing tower, and we believe this has resolved the problem.

Shopping carts: The practice of returning from the grocery store with a shopping cart has become excessive. A notice will be sent to tenants cautioning them that the carts are the property of the grocery store, and if a tenant or their aide returns from the store with a cart, they must also bring the cart back.

Parking Lot: The condition of the parking lot has further deteriorated and there are several areas that should be avoided while walking in the parking lot. Until the repaving is scheduled, traffic cones have been put down to draw attention to the areas that should be avoided. A notice to caution the tenants to be careful while traversing the parking lot will be sent out.

Appliance/Hot Water Heater Replacements: During the 1st quarter of 2012/2013, we have replaced 6 hot water heaters, 4 stoves and 2 refrigerators.

Allen-O'Neill Association: No Report

Senior Residents: A resident attending the meeting reported that the landscapers were blowing leaves and trash into the flower beds. She also complained that Joe Strate, at the direction of Kathryn Molgano, had spoken to her about allowing her dog to run loose, when in fact she never lets the dog loose. Another resident expressed concerns about the concrete landing behind Building 3, which she reported was eroded and had been covered by a rug. Cynthia Ashburne told her that DHA would look into it.

Old Business: Allen Delaney reported that he had attended a meeting of the Monuments and Ceremonies Commission and brought to their attention that the base of the flagpole at Old Town Hall Houses was rusted and needed to be cleaned. Phil Kraft indicated that M&C would take a look at it.

Redevelopment Update:

Todd McClutchy reported that construction is progressing smoothly and quickly. Of the ten buildings in Phase I, nine have been framed and roofed. Siding will begin next week. Electrical and plumbing have been installed in about half of the buildings. In Phase II of the construction there are four residential buildings and the Community Building. Foundations have been poured for three of the residential buildings and one is now being framed. The Community Building has been redesigned to accommodate additional resident space for a fitness center, a larger office and a laundry facility. Revised plans will be presented to P&Z this week.

The meeting was adjourned to Executive Session at 8:00 p.m. to discuss tenant issues and contract issues on a motion by Joe Warren.

The meeting was subsequently adjourned at 10:00 p.m. on a motion by Joe Warren.

Respectfully submitted,

Cynthia Ashburne
Chairman