**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**Video Conference Call**

**September 28, 2022**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held via video conference call on Wednesday, September 28, 2022. The Chairman, Sam Romeo, called the meeting to order in public session at 5:30 p.m.

The Chairman declared that a quorum was present and directed the Assistant Secretary, Maria L. Morris, to act as secretary for the meeting.

Commissioners Via Video: Sam Romeo, James Boutelle, Angelo Pucci, Cathy Landy, Robert Simms, Jr., Vincent DeFina, and Irene Dietrich

Staff Via Video: Anthony Johnson, Terry Mardula, Derrick Bryant, Penny Lore, Maria Morris, John Yankowich, Laura Murphy, and Winston Robinson

Legal Via Video: Louis Pittocco

Public Via Video: Patricia Crowle

The Chairman asked if there were residents with comments or concerns. There were no residents present for the meeting.

The Chairman stated that a new Vice-Chair needs to be elected. The Chairman nominated Commissioner Boutelle for Vice-Chair and introduced the new board member, Irene Dietrich, to her first meeting. The Chairman said that Ms. Dietrich is a big supporter of Greenwich Communities, who has attended many of our events and is vocal in the community on our behalf. Ms. Dietrich will be the new member of the Finance Committee.

Commissioner Dietrich said that she is proud to be part of the group and is impressed with the work Greenwich Communities is doing.

The Board of Commissioners and staff welcomed her aboard. The Chairman stated that he will show her the Greenwich Communities properties and introduce her to the staff.

The Chairman motioned to elect James Boutelle as the new Vice-Chair to replace Abelardo Curdumi, Commissioner Dietrich seconded the motion, and all were in favor (Commissioner Boutelle abstained).

A McKinney Terrace resident joined the meeting and the Chairman asked for comments or concerns. The McKinney Terrace resident stated that she had three concerns: 1) Rent increase; 2) Improvements to the building; and 3) Pipes/Water cleanliness.

The resident reported an odor in the water and a black substance falling out of the faucet. The Executive Director stated that the water has been tested by Aquarian Water and the Health Department. The Executive Director suggested the resident pick up water bottles from the Health Department and have it tested once again. Once the results are completed, if it shows there is a problem, Greenwich Communities will address and rectify the issue.

The Executive Director explained that there have been building improvements, such as, insulation of all units, new hot water tanks, new elevator, which required the roof to be removed and cost $700,000. Replaced windows for $800,00, but due to the fact it is a historical building, the Town of Greenwich would not allow energy efficient windows to be used. The outside cornices and molding were also repaired.

The McKinney resident stated the floors are dirty and are not stripped and waxed. The Deputy Director reported that he has walked through the building and the floors are clean. The Deputy Director explained that the proposed rent increase will be 2%.

The Chairman stated that he is the biggest advocate for all the Greenwich Communities residents. Greenwich Communities is always fighting to help the residents.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on June 22, 2022.

On a motion duly made and seconded, the minutes, were approved. (Angelo Pucci was absent)

Finance Committee:

The Finance Committee met on September 28, 2022. In attendance were Commissioner Boutelle, Commissioner Dietrich, the Executive Director, Deputy Director, and Finance Director.

Commissioner Boutelle reported that the monthly report prepared for August and September looked good. There was some deficit due to the increased utilities and ongoing construction at Armstrong Court. Auditors are working on the 2021 audit but have requested an extension until the end of October.

The Finance Director explained the operating subsidy for federal and drawdown was completed which will show additional funds in October.

The Director of Parsonage Cottage reported the temporary chiller is being paid by the State of Connecticut and not CDBG monies. The Executive Director asked the Finance Director to review where the funds were recorded and get back to the board.

Development Committee:

The Chairman stated the committee did not officially meet, but continuous conversations of all current projects are ongoing.

The Chairman reported that meetings continue with the contractor for Armstrong Court and dealing with zoning matters for Vinci Gardens. The Chairman explained the challenges with Planning & Zoning regarding roof, height restrictions and building façade – siding/brick. The Architectural Review Committee requested the brick be removed. Planning and Zoning would like the brick back.

The Chairman discussed moving forward with an 8-30g application for Vinci Gardens. Although he did not want to go this route, Greenwich Communities is unwilling to lose the top floor of the building which is 17 units. The Chairman and Executive Director are continuing to search for other properties in town to purchase.

The Executive Director reported the Chairman was helpful in receiving the Temporary Certificate of Occupancy for Armstrong Court Phase 2. Some residents are receiving keys to the units and moving in this weekend. The plan is to have Building 2 empty by Monday or Tuesday to begin Phase 3. The power and sewer will be shut off for the construction to begin.

The Executive Director stated that there will be meetings with two modular companies to discuss the construction for Vinci Gardens.

A new laundry company has been chosen for the Greenwich Communities properties and Greenwich Close Apartments. The company is providing new machines and not refurbished. Company trucks are equipped with parts, which will hopefully cut the down time of machines for repairs.

The Executive Director reported that the Agnes Morley Heights window contract has been signed and materials have been ordered. All windows will be triple-paned.

The Chairman stated that he is working with Greenwich Police Department’s Officer Keith Hirsch regarding a security system for Adams Garden.

Administrative Committee:

Administrative Committee did not meet this month.

Other Residences Committee:

The Other Residences Committee did not meet this month.

Executive Directors Report:

The Executive Director’s report was given with the Development Committee.

Staff Reports:

The Deputy Director reported stated that the remaining families from Phase 2 will be completely moved out by Monday, October 3, 2022, for Viking Construction to start demolition on Tuesday, October 4, 2022.

The Executive Director thanked the team, Terry Mardula, Deputy Director, Sardis Solano, Asset Manager, and Maria Morris, Executive Assistant for working hard to accomplish the paperwork required for each family. Tax Credit rules are more stringent, and it was difficult to request additional information from residents. The paperwork that needed to be sent to the consultant had to be up-to-date and it was a battle to keep the process moving forward.

The Chairman thanked the Executive Director for being a diplomat with emails, time, and treating the residents with compassion. All the residents are happy with what Greenwich Communities is doing to improve their quality of life.

The Chairman reminded all that GEMS Halloween Haunt will be visiting Wilbur Peck Court, Armstrong Court, and Adams Garden on Monday, October 24, 2022, to hand out candy to the residents.

Other/New Business:

**RESOLUTION #517**

The Executive Director requests the Board of Commissioners to approve the 2022 Payments Standards for Section 8 effective October 1, 2022. After review, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the Board approves the 2022 Payment Standards for

Section 8.

Commissioner Boutelle motioned to approve Resolution #517, Commissioner Simms seconded the motion, and all were in favor.

Discussion of fire insurance for residents to protect our private and new properties will continue next month. Need to research implementation without violating the laws.

Commissioner Boutelle inquired about the scholarships to the college students.

The Deputy Director stated that Greenwich Communities provided an essay to the students, and each was reviewed by the Executive Director, Deputy Director, and the Social Worker. Eight $1,000 scholarships were awarded for continuing education, and checks are mailed to the schools. Greenwich Communities also provides eight $1,000 scholarships to students starting college, which are chosen and administered through the Greenwich Scholarship Association in June every year.

The Deputy Director reported that residents continue to participate in the Family Self-Sufficiency (FSS) Program. Families are very happy with the program and it has been a success.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:09 p.m.

Respectfully submitted by,

Maria L. Morris