**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**Video Conference Call**

**February 22, 2023**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held via video conference call on Wednesday, February 22, 2023. The Chairman, Sam Romeo, called the meeting to order in public session at 5:40 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 De Fina, and Irene Dietrich

Staff Via Video: Anthony Johnson, Terry Mardula, Derrick Bryant, Maria Morris, John Yankowich, Laura Murphy, and Sardis Solano

Legal Via Video: Louis Pittocco

Public Via Video: Jacklin Ross

The Chairman welcomed the resident and asked for any comments. The resident stated that two benches at McKinney Terrace were moved and would like them returned. The Chairman said that he would have maintenance return the benches.

The resident stated she is very happy with the new laundry machines and the convenience of adding money with an app. She also asked about the elevator repair. The Chairman reported the elevator will be repaired once the parts arrive.

The Chairman thanked the resident for her comments.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on January 25, 2023.

On a motion duly made and seconded, the minutes, were approved.

Finance Committee:

The Finance Committee met on February 22, 2023. In attendance were Commissioner Boutelle, the Chairman, Executive Director, Deputy Director, and Finance Director.

Commissioner Boutelle reported Greenwich Communities’ areas of concern are still the increased costs of utilities for Agnes Morley Heights and Armstrong Court’s deficit due to vacancy units during construction.

Commissioner Boutelle reported that the new HUD operating subsidy for the federal properties has been submitted. We will pick up an additional $100,000 in subsidies, unfortunately, this will not cover the ever-increasing utility costs due to the 18-month lag in the subsidy time period. The Finance Director is busy with the Greenwich Close audit.

Development Committee:

The Chairman stated the committee did not officially meet, but there are continuous discussions on all projects with the Executive Director.

The Chairman reported he has been working with the Town of Greenwich to get the TCO’s for Armstrong Court Phase II. The Executive Director reported that Greenwich Communities has now received all 3 TCOs.

The Executive Director reported that Armstrong Court Phase I is completed and closing out. Armstrong Court Phase II is making progress and working on cost certifications for the Greenwich Communities and Viking Construction.

The Executive Director stated that the Deputy Director and Asset Manager have leased up Buildings 6 and 3. The Asset Manager will have two families moving into Building 1. Phase III is progressing, and we have been lucky with the weather.

The Executive Director stated that Winston Robinson, long-time employee, has passed away and he would like to dedicate the new Armstrong Court community room in his name.

The Executive Director reported that Planning & Zoning will be meeting tonight to finalize the Vinci Gardens resolutions. The Chairman stated that there were minor compromises to add smokestacks, but we did not lose 17 units.

The Executive Director stated he has other projects to discuss in Executive Session. The Chairman stated that a longtime resident is very happy with her new unit at Armstrong Court. The Executive Director explained that there were no handicapped units previously that allowed wheelchairs in/out of unit or handicapped bathrooms.

The Executive Director said that he is working with CONN-NAHRO and testifying against some insane housing bills that are being proposed. There was discussion of the voucher program and changes that are proposed. One of the new proposed laws would allow towns to cross into other towns to develop apartments with or without official Town approval.

The Chairman stated the Fire Marshal expressed concern over e-bikes at Greenwich Close stating they could catch on fire. The Chairman has asked the Executive Director to meet with the Asset Manager at Greenwich Close and set up a policy for the e-bikes and electric vehicles.

Staff Reports:

The Deputy Director reported he was unable to present a report but would answer any questions.

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 gave his report with the Development Committee Report.

Other/New Business:

There was no other/new business to discuss.

Motion to go into Executive Session at 6:33 p.m.

Motion to come out of Executive Session at 6:58 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:59 p.m.

Respectfully submitted by,

Maria L. Morris