**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**Video Conference Call**

**March 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, March 22, 2023. The Chairman, Sam Romeo, called the meeting to order in public session at 5:36 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, Penny Lore, Maria Morris, John Yankowich, Laura Murphy, Sardis Solano, and Lindsey Romeo

Legal Via Video: Louis Pittocco

Public Via Video: No Residents

The Chairman stated that the meeting would proceed since there were no comments or issues from residents.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on February 22, 2023.

Commissioner Pucci stated that he attended the meeting, and his name needs to be added.

Commissioner Simms asked what property the benches were referring to. The Chairman responded it was McKinney Terrace and asked the minutes reflect the property name.

Commissioner Boutelle asked that the sentence regarding Parsonage Cottage be stricken from the minutes. The Chairman stated Parsonage Cottage will be discussed in Executive Session in the future.

There was discussion of concerns for e-bikes, scooters, and vehicles potentially causing fires at Greenwich Close and Greenwich Communities properties. A new policy will be implemented to address this issue.

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

Finance Committee:

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

Commissioner Boutelle reported Greenwich Communities has paid $230,000 for the first two months on the energy bills for Agnes Morley Heights.

The Executive Director’s report states he had a meeting regarding Energy Star rates. The Executive Director reported he signed with a broker to review Greenwich Communities’ energy usage to get an energy consumption total.

Commissioner Boutelle said that it may be easier to break up our properties and save 20%, $150,000 over a year.

The Chairman stated that the meeting with the Town of Greenwich was to ask if Greenwich Communities could share with them in their utility pricing of 12 cents per kilowatts for energy.

Commissioner Boutelle stated that the financials are showing utilities are high at Agnes Morley Heights and Armstrong Court has deficit with units that are off-line. Commissioner Boutelle stated that the Finance Department is short-handed, and the Finance Director will be hiring a new person to work on the tax credit properties.

The Executive Director said that the new person will need to have more than two years’ experience.

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 meeting with the Town of Greenwich regarding air rights to build over Strickland Road parking lot. The Chairman will be setting up a meeting with the First Selectman to discuss, present a draft lease to the RTM, then go to the Board of Selectman for the Municipal Improvement. Greenwich Communities would like to build 15, 2-bedrooms units of workforce housing.

The Chairman will set up a meeting with the Cos Cob Association to explain to residents. Commissioner Boutelle requested to be included in the meeting.

The Chairman stated that on Friday, March 17, 2023, St. Patrick’s Day, he asked the staff to meet in the new Armstrong Court Community Room for a pizza party. The Chairman said the new room is big and looks fabulous and, in the spring, will have a dedication of the community room for Winston Robinson. The room will be named after Winston Robinson.

The Executive Director gave a shout-out to the Asset Manager for completing a report for Spectrum where a lot of information is requested. The Asset Manager worked overtime, nights, and weekends to complete it by today. Now that this is done, we are optimistic we will receive funding for our future projects.

The Executive Director stated that Vinci Gardens is moving forward, and we are awaiting a final agreement after our attorney receives it from the court on April 9, 2023.

The Executive Director reported meetings continue for Quarry Knoll I to get application submitted for approval. The Agnes Morley Heights windows are going well. It is a long process, but it is moving along. Work continues on Armstrong Court Phase I and Phase II close out. Armstrong Court Phase III is underway. The construction schedule is aggressive, and management is happy with the progress.

The Chairman gave a big shout-out to the Maintenance Director and the maintenance staff for working tirelessly to keep up with all repairs and 24/7 coverage.

Commissioner Pucci asked about the Agnes Morley elevator not working. The Executive Director reported that they were waiting for parts to make repairs. The Deputy Director stated that both elevators are now working.

Staff Reports:

The Deputy Director reported his staff are doing a really good job.

The Chairman said that the newsletters look good. The Deputy Director stated the staff is doing monthly newsletters as requested by the Board.

Administrative Committee:

The Administrative Committee did meet this month but will discuss personnel in Executive Session.

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:

The Executive Director explained that Greenwich Communities provides scholarships to the student residents. Greenwich Scholarship Association is requesting we continue our eight $1,000 scholarships for a total of $8,000.

The Deputy Director reported that Greenwich Communities provides another eight separate scholarships for student residents currently enrolled in a college. In past years, we provided a question for the students to write an essay that was reviewed by the Executive Director, Deputy Director, the Social Worker, and a commissioner.

Commissioner Boutelle volunteered Commissioner Dietrich to help with the review. The Deputy Director stated that it has been difficult in the past to choose only eight, because there have been a lot of students that wrote excellent essays.

Commissioner Boutelle stated that he would like to increase the college scholarship we provide from $1,000 to $1,500.

Motion to approve an increase of the eight post graduate scholarships from$1,000 to $1,500 each.

There being no other questions or discussions, the Chairman asked for the motion to be approved.

Upon a motion duly made and seconded, Resolution was approved with all votes in favor.

There was discussion of opening all community rooms and beginning in-person board meetings at the properties. Commissioner Pucci asked that all think about it and discuss it at the April board meeting.

The Executive Assistant will send out the rotation of the properties visited and will add it to the agenda for April.

Motion to go into Executive Session at 6:23 p.m.

Motion to come out of Executive Session at 6:50 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:56 p.m.

Respectfully submitted by,

Maria L. Morris