**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**May 22, 2024**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held on Wednesday, May 22, 2024, at Quarry Knoll. The Chairman, Sam Romeo, called the meeting to order in public session at 5:45 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: Sam Romeo, James Boutelle, Angelo Pucci, Robert Simms, Jr., Vincent DeFina, Cathy Landy, and Irene Dietrich

Staff: Anthony Johnson, Terry Mardula, Derrick Bryant, Maria Morris, Sardis Solano, Laura Murphy, Lindsey Romeo, & Dan Persaud

Legal: Louis Pittocco

Public: Leigh Pauletti, John Chapman, and Gayle Paquin-Pathways

The Chairman proceeded with the board meeting since the residents had no comments.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on April 17, 2024.

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

Finance Committee:

The Finance Committee met on May 22, 2024. In attendance were Commissioner Boutelle, Commissioner Dietrich, the Executive Director, the Deputy Director, and the Finance Director.

Commissioner Boutelle reported that Armstrong Court revenue is down due to the vacancies and construction. Commissioner Boutelle stated that the employee files had to be rebuilt in the ADP payroll system and so there are some deficiencies. There were two employees that retired as well and there is the difference from their payouts. Looking into changing into bi-weekly payroll to save on time and costs.

Commissioner Boutelle stated that a new Accounting Manager has been hired and she is a CPA. The Accounting Manager has been working well with the auditors. Commissioner Boutelle explained that with the increase in tax credit units, separate audits must be completed for the properties.

Development Committee:

The Chairman stated the committee did not officially meet, but very active on all projects with the Executive Director.

The Chairman reported that he is in conversation with the Governor regarding funding for more housing.

The Chairman stated that a garden contest will be held at Adams Garden for the summer until Labor Day. The Board will be the judges at the end and first prize is $750, second prize is $500, and third prize is $250.

The Executive Director stated that the gardens need to be maintained over the summer and the Board should check periodically to keep track and make a final judgment before Labor Day.

The Executive Director reported that the CHFA Board has approved additional funding for the development budget at Armstrong Court Phase 4 and construction costs are $30 million.

The Executive Director stated that RBC has been chosen as the syndicator for Armstrong Court Phase 4 and Webster Bank was going to be the lender for the tax credits. Webster Bank cannot lend out any more money until 2025 and wanted Greenwich Communities to delay and the interest would have been 7.34%.

The Executive Director called CHFA and DOH and CHFA has a different product for construction lending at 6.25%. Greenwich Communities will continue to with the CHFA funding at the lower interest rate.

Vinci Gardens’ 52 units have been advertised for bids. One bid is for the General Contractor and the other bid is for the Modular Company.

The Executive Director stated that the building will be 4-stories, energy star rated, handicapped units, and automatic locks to prevent seniors from lock outs.

The Chairman reported that another meeting will be held at the Town Hall Meeting Room on Tuesday, May 28, 2024, at 6 p.m. to address concerns from residents regarding Strickland Road. The goal is to hear their concerns and explain that Greenwich Communities is helping the Town of Greenwich. The Chairman requested the Board members attend for support.

The Chairman reiterated that the housing managers include the renter’s insurance information in the newsletters. It is beneficial for all residents to have it in case there is damage to their unit or cause damage to a neighbor’s unit.

The Executive Director thanked the Housing Management Director and Property Manager for successfully leasing all 42 units at Armstrong Court Phase 3 in one and a half months.

The Chairman stated there will be a meet and greet at Armstrong Court on Saturday, June 15, 2024, from 10 a.m. to 2 p.m. for the residents. The Board members should attend if available.

Commissioner Boutelle reminded everyone that the Parsonage Cottage Lobster Bake will be on Wednesday, June 5, 2024, 12 p.m. to 2 p.m.

Commissioner Pucci discussed the guidelines for the use of the community rooms. The Winston A. Robinson community room should have different guidelines for rentals. Commissioner Pucci, Commissioner Simms, and Commissioner DeFina will continue to review and provide suggestions at the next meeting.

The Executive Director stated that Parsonage Cottage has received a grant of $125,00 for the roof replacement. The grant was received from the state with the help of State Representative Hector Arzeno.

The Deputy Director reported continuing to work with the staff changes and catching up.

There was discussion of the Section 8 vouchers and site-based vouchers. The Deputy Director explained that Greenwich Communities absorbs vouchers which can become ours or we bill the other housing authorities.

Barbara’s House will provide a Social Worker at Quarry Knoll beginning June 1, 2024.

The Executive Director stated there will be a summer luncheon for the board and staff. There are plans to bring back the block parties as well.

Administrative Committee:

The 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:

None.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:29 p.m.

Respectfully submitted by,

Maria L. Morris