**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**June 26, 2024**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held on Wednesday, June 26, 2024, at McKinney Terrace. The Chairman, Sam Romeo, called the meeting to order in public session at 5:43 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.

Commissioners Absent: Cathy Landy and Irene Dietrich

Staff: Anthony Johnson, Terry Mardula, Derrick Bryant, Maria Morris, Jamie Longo, Penny Lore, and Sardis Solano.

Legal: Louis Pittocco

Public: Marjorie Miazga, Denise Murphy, Linda DeAngelo, Patricia Crowle, Cathy Beneventano, Kevin Lowman, Jennifer Chambers, Jeanell Smith, Patrick Gotch, Tom Wells, Wayne Devers, and Ottto Carbino.

The Chairman welcomed the public and asked for any comments from residents. He reminded the public that this is a public meeting, not a public hearing and that he reserves the right whether to recognize speakers who are not residents of the Greenwich Housing Authority.

Resident stated that there is a mice problem in her unit and the building. Residents hear the mice in the

attic. Assistant Property Manager has been diligent in requesting extermination company to treat the

whole building.

There was a discussion of smoking in the building and loud noises. The Chairman reminded the residents that smoking is allowed 50 feet away from the building. The Chairman said to call the Police Department, (203) 622-8004, for any noise disturbance. The Deputy Director stated he would ask the Assistant Property Manager to include this in her newsletter.

Another resident reported that he fell over his walker when walking to the far end of the building. He stated a resident saw him fall and she helped him up. The sidewalks have certain areas that are lifting and are dangerous. The Executive Director said he would look at the sidewalks.

Residents complained that the outside lights in the parking lot are turning on at odd hours. The Chairman said the timer can be changed.

There were complaints regarding potholes in the parking lot. The Deputy Director stated he would speak with the Director of Maintenance.

Residents stated that kids are hanging out on the property. The Chairman stated that no loitering signs can be installed.

There was a discussion on the rental of the community room. Residents stated that children run around and there is loud music. Commissioner Pucci suggested having our maintenance staff monitor the parties and the residents pay for their time.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on May 22, 2024.

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

Finance Committee:

The Finance Committee met on June 26, 2024. In attendance were Commissioner Boutelle, the Executive Director, the Deputy Director, and the Finance Director.

Commissioner Boutelle reported that by September Armstrong Court will no longer incur operating costs for Phase 4 because it will become a tax credit property, one of four entities.

Commissioner Boutelle stated that the five payrolls weekly pay periods in May are higher. This includes a wage increase for all employees and retro pay. Greenwich Communities still had a surplus despite these expenses.

Development Committee:

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

The Chairman reported that he has met with ARC & Town of Greenwich regarding Ferris Landing and working on reducing units for 48 to 40. Armstrong Court Phase 4 building permit has been received.

The Executive Director reported that he met with Margarita Alban, Planning & Zoning, to discuss projects. Greenwich Communities will not spend any more money until a ground study is completed to determine what the property was previously.

The Executive Director stated that Greenwich Communities is moving forward with the Quarry Knoll I Demo/Dispo application.

Commissioner Boutelle mentioned the Adams Garden Flower Garden Contest and asked for a list of participating residents. The Senior Asset Manager stated that she will send the list to the Executive Assistant to forward to the Board of Commissioners.

The Parsonage Cottage Director reported that she has received the funds for the new roof and a contractor has been selected. The contract has not been signed because she is waiting for the State assembly to resume meeting.

There was a discussion of researching companies to replace the elevator interiors. The Executive Director reported that the elevator companies do not replace the interiors.

The Deputy Director reported that he has emailed Officer Craig to set up a plan for ticketing vehicles with no parking permits displayed in the windshield. The hours for ticketing are 6 p.m. to 6 a.m.

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:

The Chairman asked Commissioner Pucci to report progress on the new community room rental form.

Commissioner Pucci suggested separate forms for Winston A. Robinson community room and the other community rooms. Discussing charges for security deposits and staff to monitor the parties. Will present all suggestions to the Board at the next meeting.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:50 p.m.

Respectfully submitted by,

Maria L. Morris