**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**September 25, 2024**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held on Wednesday, September 25, 2024, at the Winston A. Robinson Community Room in Armstrong Court. 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: 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, Jamie Longo, Sardis Solano, Lindsey Romeo, and Dan Persaud.

Legal: Louis Pittocco

Public: Colleen Calderon, Maria Santillana, Emanuel Santillana, Ashley Monick, Maria Rivas, Catherine Lorenzi, Dona Karroumi, Nathan Searls??, Silvia Hermoza, Neumecio Villagomez, Luz Rincon, and Carlos Faria

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.

A resident stated that other residents would like to organize a resident’s council for Armstrong Court.

The goal is to meet monthly and have better communication with the residents, Greenwich

Communities, and the Board of Commissioners.

Residents requested the following for the property – 3 benches for the parents to sit and supervise the

children near the main area and by the park, trash cans with lids adjacent to the mailboxes, dog waste

stations for owners to pick up after their dog, and speed bumps on the road.

Another request from the tenants was to have the laundry card kiosk, to add money to the cards,

moved into the only laundry room while the construction is completed. The Executive Director

explained that you can add money to the laundry cards online. A resident stated that others are not

savvy enough to do online. Another concern was the fact that you can only add $5, $10, and $20 bills

and no single dollars.

Use of the community room to have activities for the children was requested as well. Commissioner

Boutelle stated that it would be discussed later in the meeting.

The Chairman reported that he has spoken to the Police Department regarding increased monitoring for

speeders and entering the wrong way.

The Chairman encouraged the residents to begin a resident’s council that would have a president to

present any issues or complaints brought up by other residents.

The children have been picking up trash around the property. The parents are trying to instill pride in

their children for their community.

A resident said that one of the other residents is calling the children names and calling the Police on

the children as well. Another mother is concerned that a neighbor is smoking marijuana, and was told

by her physician that it can cause a seizure in her autistic son.

The Executive Director stated that any smoking is a lease violation, and he will have the Property

Manager investigate and speak with that specific resident.

Residents are leaving laundry in the washing machines, which does not allow other residents to wash

without removing their clothes. The residents would like to have a notice posted that clothes cannot

be left in the washers or dryers. The Executive Director stated that Greenwich Communities will put a

notice together to post in the laundry room.

The Chairman continued the meeting with the presentation of the checks for the Adams Garden Flower

Garden Contest winners. There was a tie for first prize and the two winners received $750 each. The

winners were Pedro Valdovinos and Oscar Hermoza. The second prize winner was Carlos Faria and he

received $500. The third prize winner was Olinda Perez and she received $250.

The Chairman presented the check to Ms. Hermoza and took a photo. Mr. Valdovinos was not feeling

well to attend the meeting. Mr. Faria and Ms. Perez were going to be late.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on June 26, 2024.

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

The Chairman asked for approval of the Minutes of the Special Meeting of the Board on August 27, 2024.

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

Mr. Carlos Faria arrived at the meeting and the Chairman presented the check and took a photo.

Finance Committee:

The Finance Committee met on September 25, 2024. In attendance were Commissioner Boutelle, the Executive Director, the Deputy Director, and the Finance Director.

Commissioner Boutelle reported Quarry Knoll I has a small deficiency due to utilities. HUD utility subsidy is due.

Finance accounted for Armstrong Court Phase 1, 2, and 3 with a $37,000 Administrative fee that will be assigned to the development budget and not operating budget.

The Executive Director explained that Armstrong Court Phase 3 had higher interest costs for the construction loan and were hoping to receive $700,000 in an additional loan as the property is generating more income.

Commissioner Boutelle stated that the Ferris Landing project has been halted and Greenwich Communities invested $50,000 in the plans. These funds will be written off.

The Executive Director said that closing for Armstrong Court Phase 4 is complete. Commissioner Boutelle explained that the purpose of the special board meeting was to authorize the Executive Director to sign the documents for Armstrong Court Phase 4.

The Executive Director explained that Greenwich Communities has paid for costs related to Armstrong Court Phase 4 and the developer fee will allow Greenwich Communities to continue with other projects.

The Executive Director thanked the Finance Director, Executive Assistant, and Planning & Development Director for their contribution in completing the paperwork needed. Other organizations have a large team that does development, we get this done with a small team.

The Executive Director stated that the Vinci Gardens’ bids are being reviewed to determine if they are viable.

The Executive Director reported that the Greenwich Communities audit is due at the end of the month. The Finance Director has sent a draft report for the upcoming meeting with the audit firm.

Commissioner Boutelle stated that there is no resolution on the agenda and moved to place on the agenda.

Commissioner Boutelle moved to have the audit added to the agenda. On a motion duly made and seconded, the addition to the agenda was unanimously approved. Audit approval will be added to the agenda as item six.

Commissioner Boutelle stated the audit has been sent to all commissioners for their review.

Motion to have full board approval to accept the audit. On a motion duly made and seconded, the approval of the audit was unanimously approved.

Development Committee:

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

The Executive Director explained Armstrong Court Phase 3 is being transferred to a permanent loan which entails completing rules and milestones for the investor. Armstrong Court will now have four different audits, one for each phase. There is a lot of oversight from the investor and Spectrum to make sure everything is done correctly. The phases are all a limited partnership and Greenwich Communities is the General Partner. The Executive Director reported there is an extensive process to qualify residents based on their income levels.

The Executive Director stated that the Quarry Knoll I Demolition application has been sent to HUD and the Disposition application will follow.

Vinci Gardens will be a two-year project, the hope is to start next year.

The Chairman stated he would like to have a groundbreaking for Armstrong Court Phase 4 to be scheduled.

Administrative Committee:

The Administrative Committee met on August 21, 2024.

The Executive Director requested the committee review the personnel policy book to review and provide thoughts. The other task was to continue discussion of the community room rules.

Commissioner Pucci stated the form is not complete and is not ready for discussion. There are a few minor changes that need to be made before being presented to the board.

The Chairman voted to table the form and said that a special zoom meeting will be held to have it presented to the board.

The Chairman reported that he has been meeting with residents by appointment on Tuesday from 5 p.m. to 7 p.m. and feels that it is beneficial in letting the residents know they are being heard.

The Director of Housing Management reported a new door system has been installed at all three buildings at Greenwich Close.

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:

Commissioner Boutelle reiterated the full board authorizes its finance committee to accept the report from the auditors on behalf of the board.

The Chairman reported that he met with the auditors and there were no findings, and he was pleased to hear the comments.

Motion is authorizing the finance committee to accept the audit and present it to the board. Upon a motion duly made and seconded, the motion was unanimously accepted.

Motion to go into Executive Session at 7:21 p.m.

Motion to come out of Executive Session at 8:01 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 8:02 p.m.

Respectfully submitted by,

Maria L. Morris