

MINUTES OF THE WINDSOR LOCKS HOUSING AUTHORITY

Monday, January 5, 2015
120/124 Southwest Avenue

6:30 P.M.
Windsor Locks, CT 06096

The Windsor Locks Housing Authority met in Regular Meeting Monday, January 5, 2015 at 120/124 Southwest Avenue, Windsor Locks, CT, 06096 at 6:30 P.M., the date, time and place duly established for the holding of such meeting. The meeting was called to order at 6:30 P.M. by William Hamilton, Chairman.

ROLL CALL

The following were present: William Hamilton, Chairman; Carl Philbrick, Commissioner; Joyce Welch, Tenant Commissioner; Jaimie Mantie, Executive Director, and Michael Jordan, Sr.

Absent: Jennise Matyskiela, Tenant Commissioner.

PUBLIC

Linda Cray, 124 Southwest Ave., Apt. S23, Windsor Locks, CT 06096.

MINUTES

Carl Philbrick, Commissioner made a motion to approve the minutes of the Monday, November 3, 2014 Meeting, seconded by Joyce Welch, Tenant Commissioner, to approve the minutes as mailed, said minutes were approved.

PUBLIC INPUT

N/A.

UNFINISHED BUSINESS

- Open Board of Commissioner Democratic Position. Steven Wawruck, Jr. First Selectman has been notified that the position is still not filled.
- WLHA PILOT Tax negotiation with Town. Jaimie Mantie, Executive Director reported State Statue 8-215 states negotiations are to be with the First Selectman, not the Board of Finance. She will meet with him before April 15, 2015. Ms. Mantie has asked other HA across the state what their rates are for PILOT and responses are between 0% to 10%.

NEW BUSINESS

- Welcome New Board Member, Michael Jordan, Sr.
- Vote for new Vice-Chairman. William Hamilton, Chairman nominated Carl Philbrick, Commissioner as Acting Vice-Chairman, seconded by Joyce Welch, Tenant Commissioner. He accepted the position as Acting Vice-Chairman until his term in up March 31, 2015.

- Audit Part Two. Ms. Mantie, Executive Director reported the audit will be done January 21 and 22, 2015. After the audit is completed, she will ask for financial notation to hire someone Part Time to Full Time. The audit is done in two parts. Part One - is required documentation. Part Two is more in depth, to go over everything. HA Accountant John S. Sullivan, CPA, is retiring; Ms. Mantie will look into who will take over his clients. As of now there is not actual date he is retiring.
- Solar Project for 124 Southwest Ave. Ms. Mantie reported CHFA encourage all CT Housing Authority's to apply for a solar grant. CHFA accepted a max of 30 applicants'. Only the top 5 applicant's will be considered for the project. WLHA was one of the top 5 for consideration. It is only for the common community areas. Energy audits have been done with CL&P and CHFA.

ADJOURNMENT

There being no further business to come before the meeting, upon a motion by Joyce Welch, Tenant Commissioner, and seconded by Carl Philbrick, Acting Vice-Chairman, Commissioner, the meeting was adjourned at 6:48 P.M.

Respectfully Submitted,

Diane D. Allen, Recording Secretary

Attest: _____ (SEAL)
Jaimie Mantie, Executive Director