

TOWN OF COVENTRY HOUSING AUTHORITY

MINUTES

APRIL 15, 2015

1. Roll Call

The meeting was called to order at 4:30 by the Chairman, Robert DiPadua, and the following commissioners were present: Maurice DeGraide, Rosalie Jalbert, David Jervis and Rebecca Parenteau. Julie Leddy, Executive Director and Arthur Capaldi, Legal Counsel were also present. Chairman DiPadua thanked everyone for their cards during his illness. He also stated that he will not be voting on the first few items on the agenda because he was not at the last meeting.

2. Approval of Minutes

Motion was made by Commissioner Parenteau and seconded the Commissioner Jervis to approve the minutes of the March 18, 2015 meeting as presented. Commissioners DeGraide, Jalbert, Jervis and Parenteau voted yes. Chairman DiPadua abstained.

3. Approval of the Treasurer's Report

Motion was made by Commissioner Jervis and seconded by Commissioner DeGraide to approve the Treasurer's Report.

Commissioners DeGraide, Jalbert, Jervis and Parenteau voted yes. Chairman DiPadua abstained.

4. Director's Report

Projects

The application for the safety/security grant to upgrade the security camera equipment was submitted.

Julie has been in touch with the contractor for the front/rear entrance doors. They will be sending Julie a schedule for completing the work.

The proof is just about ready for the Main Office sign. When it arrives, it will be reviewed and approved by the board and the work will begin.

Specs were finished for the common area replacement at Buildings 1, 4, 7 and 8 at NRT. Julie hopes to have the bids out and returned for approval at the meeting.

Street sweeping was done yesterday and Julie said that she is waiting for the start of HUD REAC inspections.

RI received a federal declaration from blizzard Juno. The Authority will be receiving 75% of blizzard costs, which will amount to about

\$13,000.

One Maintenance person is still out on worker's comp

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Vacancies (as of 3/31)

Public Housing 0

Management Portfolio 2 (1 of which will be leased up tomorrow)

General

The mitigation of the ice damming was done and the insurance company has settled the claim. A check was received for \$13,000 and when the work is finished the remainder will be sent. The work will begin tomorrow.

A fifth maintenance vehicle was purchased. Capital funds were used to purchase a Silverado truck, which will be used for general work.

Julie spoke to Kevin about trash pick up. He did not say no but he spoke about the new trucks and it would be nearly impossible for them to pick up, especially through the Knotty Oak development. He

also talked about obtaining two dumpsters, which would be emptied by the town when they are full. Julie does not see this as an option because space would have to be found for the dumpsters and then maintenance would have to collect all trash and put it in the dumpsters. Julie will be meeting with Kevin tomorrow to discuss the possibility of trash pick at North Road Terrace. The problem would be that the arms on the truck are on the wrong side so the truck would have to come in the wrong way. Discussion was held regarding having a private company pick up trash but the trash is usually emptied from a dumpster.

Julie stated that the Authority has had three claims in the last few years. One was the squirrel in the transformer and the fire alarm equipment. Julie said she heard that this case was settled, however she has not seen the settlement agreement. Now, she has received notification that they want to try to subrogate the second claim, which was the flood.

The Authority hosted a meeting on April 7th with a member of Senator Reed's appropriations committee and two HUD liaisons. According to Julie, one of the points that they made clear is that the Authority is still under sequestration, and that this was a ten year act.

The Senate is trying to remove sequestration permanently; the House doesn't seem to want to do the same.

There is an employee that will attain ten years of service in May so

according to the policy adopted by the board, she will receive a letter and a check for \$1,000. Two maintenance workers will attain five years of service.

The January and February minutes of PHARI are included in today's packet and also the NERC journal was received.

A. Maintenance Report

Many overtime hours were worked in March for snow removal.

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B. Public Housing Report

There are only a couple of vacancies. Rental income is above what was budgeted and the subsidy is just about 100%.

C. HCV Leasing Report

The Authority is leasing 100% of the vouchers and all money due to the Authority will be received because of this.

D. Management Portfolio Report

There are two vacancies, one of which will be rented tomorrow.

E. Resident Service Coordinator Report

Residents are still knitting. A program was put on by URI called “Getting the Most out of Your Prescription Dollars.”

Deirdre attended another training on smoke free housing and a meeting will be held with residents to discuss successes and policy enforcement. Residents will also be educated on the due process system. Discussion was held regarding the use of medical marijuana.

Although you can obtain a license in RI for medical marijuana, it is illegal to use drugs on federally subsidized property. HUD came out with a notice that suggested that Authorities should implement no smoking policies and Julie said that they will now be making this mandatory.

F. Family Self Sufficiency

There was a great collaboration with Citizens Bank and there is also a member on the PCC board from Citizens. They did a session on “Budgeting for a Better Life.” There will be another presentation at the end of the month called “Digging out of Debt.” The Authority is working with the Coventry Police to bring a safety day to families in May.

The Authority has also been working with the USDA program to get a summer food program going at the family sites. Coventry will have a site but West Warwick High school will be the sponsor. Breakfast and a snack will be provided because someone needs to be present when it is going on. This will be provided Monday through Friday.

There is also a contact with Dave's Market and bread and pastry are brought in by Mike every Thursday.

5. New Business

A. NERC Annual Conference

Motion was made by Commissioner Jervis and seconded by Commissioner DeGraide to send Julie and Commissioner Jalbert to this conference. Motion carried with all in favor.

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6. Adjournment

There being no further business to discuss, motion was made by

Commissioner Parenteau and seconded by Commissioner Jalbert to adjourn. Motion carried with all in favor.

GAIL T. WOODWARD
RECORDING SECRETARY

5/5/2015