Chairwoman Paine called the meeting to order at 8:01 AM.

The Regular meeting of the Board of the SAVIN ROCK COMMUNITIES was held on

March 26, 2019 at Meadow Landing, 397 Meadowbrook Court, West Haven, CT 06516.

In attendance were: Chairwoman Paine, Vice Chairman O’Connor, Commissioner Nugent, and Commissioner Orio. Also, in attendance were West Haven Housing Authority Executive Director John Counter, Attorney Kravetz of Susman, Duffy & Segaloff, Tom Pistilli of Simione & Macca & Larrow LLP and Douglas Ruickoldt, SRCI Board Member. Tony Wang, Eric Stokes and Jessie Fennell of Savin Rock Communities were also in attendance.

Absent and Excused: Commissioner Mooney

# Approval of the Minutes

Chairwoman Paine called for a motion to approve the minutes of the February 26, 2019 Annual and Regular meeting. Commissioner O’Connor made the motion. Seconded by Commissioner Orio. All in Favor. Motion carried unanimously.

# Committee Reports

Finance Committee

Mr. Counter informed provided the Board with a copy of the finance report, including detailed report of cash flow and expenses for review and discussion, and reminded the Board 2019 fiscal year budget will end on March 31st. .

Mr. Wang provided highlights of the year to date budget vs. actual; Operating expenses slightly higher due to increase in utility costs. Tenant revenue higher than budgeted, and capital improvement expenses slightly higher than budgeted. No additional capital improvements are scheduled through the end of March. Overall, the 2019 FY budget will close with a positive cashflow, and slightly under budget for capital improvements.

Personnel Committee

Executive Session

Development Committee

# Executive Session

# Executive Director Report

# Mr. Counter provided the Board a summary on the collection of Restitution and a report detailing the current amount collected and owed. Discussion regarding payment of debt on building 55 Glade Street and nine Spring Garden condominiums.

Mr. Counter shared the public and leased housing management indicators, noting unit turnover and work order turn-around time for completion well within HUD standards.

Mr. Counter updated the Board on the timeline for the new ventilation system installation at Spring Heights and Morrissey Manor. The project is expected to begin in April and completed by July.

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1. **Legal Counsel**
2. **Unfinished Business**
3. **New Business**
4. **Executive Session**

The Board went into executive session at 8:08 AM. The Board came out of executive session at 8:53 AM.

1. **Action on Executive Session Issues**

Chairwoman Paine called for a motion to move that the Board set John Counter’s compensation remain the same as stated in his contract with the Housing Authority. Chairman O’Connor made the motion. Seconded by Commissioner Orio. All in favor. Motion carried unanimously.

# Adjourn Meeting

As there was no other business to come before the Board, Chairwoman Paine adjourned the meeting at 8:54 AM.

Attest: John P. Counter

Executive Director / Secretary