Chairperson Paine called the meeting to order at 8:05 AM.

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

October 29, 2019 at Meadow Landing, 397 Meadowbrook Court, West Haven, CT 06516.

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

 Absent and Excused: None

# Approval of the Minutes

Chairperson Paine called for a motion to approve the minutes of the September 24, 2019 meeting. Motion passed.

# Committee Reports

1. Finance Committee

Mr. Counter provided the Board with a copy of the finance report, including details of cash flow and expenses, legal restitutions and HUD subsidy through September 30, 2019 with the following summary:

Overall, WHHA has a net operating income of $227,300 which is $25,484 above the budgeted net income of $201,816 for the seven months of the fiscal year 2020. Total expenses are higher than the budget by ($122,032) based on activities primarily due to higher HAP payments and lower utility costs. Capital Expenditures are over the budget by ($5,119) since the security camera and laundry machines have been installed at AMPs in the summer. Revenues are slightly higher than the expected budgeted revenue by $147,517 which is attributable to the higher tenant rent revenue and HAP subsidies. Tenant rental revenues are higher than the budget by $57,642. Overall operating cash flow is higher than budget by $20,365.

Chairperson Paine informed the Board she provided a letter Mayor Nancy Rossi requesting her re-appointment to continue to serve as Chairperson for the Housing Authority Board of Commissioners. In the letter, Chairperson Paine noted all the accomplishments the housing authority has made. She informed the Board she is proud of the housing authority and the work of the Executive Director, Vice Chair O’Connor and Commissioner Orio.

1. Personnel Committee
2. 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. Mr. Counter also informed the Board of his recent deposition related to the theft claim which will generate additional collection of restitution. 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.

1. **Legal Counsel**

Executive Session

1. **Unfinished Business**
2. **New Business**

Commissioner Nugent inquired about higher than usual traffic and parking on Glade Street a couple of weeks ago. Mr. Counter informed the Board the traffic was due to the opening of the public housing waitlist and people visiting the office to apply for housing. The Board had questions about the waitlist and Mr. Counter and Attorney Kravetz informed the Board of the process the organization follows when opening the waitlist for new applicants.

1. **Executive Session**

The Board went into executive session at 8:25 AM. The Board came out of executive session at 9:00 AM.

1. **Action on Executive Session Issues**

Chairperson called for a motion to move that the Board approve the Ring doorbell policy. Motion passed.

Chairperson called for a motion to move that the Board authorize Attorney Kravetz to take appropriate legal action regarding the John Prete property encroachment issue. Motion passed.

#  Adjourn Meeting

As there was no other business to come before the Board, Chairperson Paine adjourned the meeting at 9:03 AM.

Attest: John P. Counter

Executive Director / Secretary