Chairperson Paine called the meeting to order at 8:03 AM.

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

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

In attendance were: Chairperson Paine, Vice Chairperson O’Connor, Commissioner Nugent and Commissioner Orio. Also, in attendance were West Haven Housing Authority Executive Director John Counter, and Attorney Kravetz of Susman, Duffy & Segaloff, Rocco Guerrera 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: Commissioner Mooney

# Approval of the Minutes

Chairperson Paine called for a motion to approve the minutes of the October 29, 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, including a year-to-date actual to budget with variances for all programs, collection of legal restitutions and HUD subsidy through October 31, 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.

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 shared the public and leased housing management indicators, noting unit turnover and work order turn-around time for completion well within HUD standards. And an update on the modernization of report was provided to the Board indicating completion of new bathroom exhaust fans for all units at Spring Heights and Morrissey Manor.

# A schedule for the 2020 Board meetings was presented to the Board for their review. After discussion, Chairperson Paine called for a motion to move that the Board approve the 2020 Board meeting schedule as presented. Motion passed.

1. **Legal Counsel**

Executive Session

1. **Unfinished Business**
2. **New Business**
3. **Executive Session**

The Board went into executive session at 8:16 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 authorize Attorney Kravetz to take appropriate legal action on Verizon violation of legal agreement. Motion passed.

#  Adjourn Meeting

As there was no other business to come before the Board, Chairperson Paine adjourned the meeting at 9:01 AM.

Attest: John P. Counter

Executive Director / Secretary