

The Regular meeting of the Board of the SAVIN ROCK COMMUNITIES was held on September 29, 2020 at Meadow Landing, 397 Meadowbrook Court, West Haven, CT 06516.

Chairperson Paine called the meeting to order at 8:00 a.m.

In attendance via Teleconference were: Chairperson Paine, Vice Chairperson O'Connor, Commissioner Nugent and Commissioner Orio. Also, in attendance were Savin Rock Communities Executive Director John Counter, SRCI Board member Douglas Ruickoldt, Attorney Karen Kravetz of Susman, Duffy and Segaloff and Tom Pistilli of Simone Macca and Larrow, LLP. Jessie Fennell, and Tony Wang of Savin Rock Communities were also in attendance.

Absent and Excused: None

I. Board Member Resignation

Chairperson Paine informed the Board of Commissioner Mooney's term as a serving Board member ending. Tracy Mooney submitted her resignation on September 28, 2020. Chairperson Paine expressed to Mooney that the Board, clients and citizens of the community have benefited tremendously from her hard work and vision. Chairperson Paine thanked Mooney on behalf of herself and the Board members and expressed her gratitude for having the opportunity to work alongside her.

Executive Director John Counter noted to the Board a letter of appreciation will be put together from all Board members acknowledging Tracy Mooney's contributions to the Board during her time as a serving member.

II. Approval of the Minutes

Chairperson Paine called for a motion to approve the minutes of the July 28, 2020 Regular meeting. Motion passed.

III. Committee Reports

1. Finance Committee

Mr. Counter and Mr. Wang provided the Board with a copy of the finance report through August 31, 2020 and gave the Board a summary of the operating budget; income and expenses.

2. Personnel Committee

Executive Session

3. Development Committee

Executive Session

IV. Executive Director Report

Mr. Counter provided the Board with an update on the following:

- Lease up rates for the Section 8 Program and the Public Housing Management Indicators for unit turnover and work orders that are all within HUD standard requirements.
- Challenges filling units at Surfside due to the pandemic are beginning to subside. Within this last week, six (6) vacancies have been filled.
- COVID-19 cases: Currently, one (1) active case at our Senior/Elderly site Morrissey Manor and no active cases at our family housing development.

Attorney Karen Kravetz updated the Board on evictions. The courts are starting to act on defaults and evictions hearings with the courts that have been scheduled will be conducted remotely.

Vice Chair O'Connor inquired about information he received on drug activity at Surfside. Mr. Counter indicated he is aware of the issue and informed the Board that the Tenant Board sent a petition to the housing authority signed by approximately 70 tenants on this issue. Subsequently, Mr. Counter held a meeting at Surfside to address the issue, with weekly meetings set up thereafter.

V. **Suspend Meeting**

Chairwoman Paine called for a motion to suspend the meeting at 8:19 a.m. Motion passed.

VI. **Legal Counsel**

VII. **Unfinished Business**

VIII. **Re-Open Meeting**

Chairwoman Paine re-opened the meeting at 8:35 a.m.

IX. **New Business**

X. **Executive Session**

The Board went into a joint executive session at 8:29 a.m. The Board came out of executive session at 9:26 a.m.

XI. **Action on Executive Session Issues**

None

XII. **Adjourn Meeting**

As there was no other business to come before the Board, Chairperson Paine called for a motion to adjourn the meeting. Vice Chair O'Connor made the motion. Commissioner Orio seconded. Meeting adjourned at 9:26 a.m.

Attest: _____

John P. Counter

Executive Director / Secretary