

The Regular meeting of the Board of Commissioners of SAVIN ROCK COMMUNITIES (“SRC”) was held on March 30, 2021 via Teleconference.

Chairperson Paine called the meeting to order at 8:02 a.m.

In attendance via Teleconference were: Chairperson Paine, Vice Chairperson O’Connor, Commissioner Nugent, Commissioner Orio and Commissioner Burns. Also in attendance were Savin Rock Communities Executive Director John Counter, Attorney Karen Kravetz of Susman, Duffy and Segaloff, P.C. and Christopher Hodgson of Berchem Moses PC. Jessie Fennell, Bin (Tony) Wang, Meagan Golde and Eric Stokes of Savin Rock Communities were also in attendance.

Absent and Excused: None

**I. Approval of the Minutes**

Chairperson Paine called for a motion to approve the minutes of the February 23, 2021 Regular meeting. Vice Chair O’Connor made the motion. Seconded by Commissioner Orio. Motion carried unanimously.

**II. Motion to Adjourn Meeting & Suspend the Agenda**

Chairperson Paine called for a motion to suspend the meeting at 8:09 a.m. for the purpose of convening a non-meeting regarding labor negotiations. Commissioner Orio made the motion. Seconded by Vice Chair O’Connor. Motion carried unanimously. The regular board meeting reconvened at 8:26 a.m.

**III. Committee Reports**

1. Finance Committee

Mr. Counter provided the Board with a copy of the finance report through February 28, 2021 and gave the Board a summary of the operating budget; income and expenses.

Commissioner Orio gave the Board his recommendation to approve the FY 2022 budget, after his thorough review of the proposed budget. Commissioner Orio noted concerns about the post-employment benefit liability on the pension plan due to significant increases in the last couple of years. Commissioner Orio and Tony Wang will set up a meeting with an accounting firm to review the liability and its impact to the organization.

Chairperson Paine asked for confirmation from Commissioner Orio that the pension liability issue should not affect the recommendation to approve the budget. Commissioner Orio confirmed.

2. Personnel Committee

None

3. Development Committee

Executive Session

**IV. Executive Director Report**

Mr. Counter provided the Board with an update on lease up rates for the Section 8 Program, Public Housing Management Indicators for unit turnover, work orders (all within HUD standard requirements) and rent collection.

Mr. Counter informed the Board of the COVID Relief Act grants available through Congresswoman Rosa DeLauro’s office for shovel ready capital projects. Mr. Counter will

continue to keep the Board updated on this.

Mr. Counter informed that a mobile vaccination clinic will become available for all housing authority development sites and Meadow Landing.

**V. Legal Counsel**

**VI. Unfinished Business**

**VII. New Business**

Commissioner Burns inquired about the American Rescue Plan recently passed by Congress for community development and inquired about the housing authority possibly benefiting from this grant. After further discussion and feedback from Mr. Counter and Chairperson Paine, Mr. Counter noted he will look into this further for potential opportunities.

**VIII. Executive Session**

The Board went into executive session at 8:45 a.m. The Board came out of executive session at 9:42 a.m.

**IX. Action on Executive Session Issues**

Chairperson Paine called for a motion to adopt the tentative Collective Bargaining Agreement as presented. Vice Chair O'Connor made the motion. Seconded by Commissioner Burns. All in favor. Motion carried unanimously.

Chairperson Paine called for a motion to accept the FY 2022 budget as presented. Vice Chair O'Connor made the motion. Seconded by Commissioner Orio. All in favor. Motion carried unanimously.

**X. Adjourn Meeting**

As there was no other business to come before the Board, Chairperson Paine called for a motion to adjourn the meeting. Commissioner Orio seconded. Motion carried unanimously. Meeting adjourned at 9:47 a.m.

Attest: \_\_\_\_\_

John P. Counter  
Executive Director / Secretary