

KILLINGLY HOUSING AUTHORITY  
MAPLE COURT II  
SEPTEMBER 15, 2015  
MINUTES OF REGULAR MEETING

The Meeting was called to order at 7:00 P.M. by Chairman Pappas.

1. Roll Call: Present was Roxanne Pappas, Robert Loiselle, Andrea Jacobi, Philip Stedman and Eileen Page. Also present was Carol Greene, Executive Director, Ed Grandelski, Town Council Liaison and John Sarantopoulos, Town Council Member.
2. It was moved by Andrea Jacobi, seconded by Eileen Page, to approve the minutes of the Regular Meeting of the Town of Killingly Housing Authority held on Aug. 18, 2015. The vote to approve the minutes was unanimous.
3. It was moved by Robert Loiselle, seconded by Andrea Jacobi, to approve as presented the Treasurer's Report for Aug., 2015 for Maple Courts and Birchwood Terrace. The motion passed unanimously.
4. It was moved by Eileen Page, seconded by Philip Stedman, to approve as presented the Treasurer's Report for Aug., 2015 for Maple Courts II. Motion was unanimously approved.
5. It was moved by Philip Stedman, seconded by Robert Loiselle, to approve the Section 8 Financial and Activity Reports for Aug., 2015. Motion was unanimously approved.
6. The Executive Director advised the Board of a situation at Birchwood Terrace requiring the services of Griggs & Brown. As this problem was caused by the resident, the Director requested authorization to bill the resident for the pest control services. The Board unanimously agreed that the resident should be billed. Problems with the Kubota tractor and the need for an attorney for a labor issue were addressed and will be added to the agenda for further discussion and action. Furnaces at Maple Court continue to be problematic with the heat exchangers having to be replaced. The parts will be under warrantee but the labor for replacement will not be. Mrs. Greene advised that she has contacted Weil-McLain requesting financial assistance for the labor. The Director was thanked for her report.
- 6a. Motion by Andrea Jacobi, seconded by Robert Loiselle, to accept the Resident Service Coordinator's report as written. The motion was unanimously approved.
7. Motion by Robert Loiselle, seconded by Philip Stedman, to accept the Congregate Housing Manager's report as written. Motion passed unanimously.
8. Ed Grandelski, Town Council Liaison, reported that the Council had recently made appointments to various Boards and Commissions. In addition, work is being done on the Armory to include the roof and the back wall which is covered

by a mural. He also reported on various capital needs within the schools. Mr. Grandelski was thanked for his report.

9. Citizen's Comments: None

10. Commissioners' Comments:

A motion was made by Robert Loiselle, seconded by Philip Stedman, to add agenda item #13b to discuss and act on repairs to the Kubota tractor, agenda item #13c to enter into executive session for the purpose of discussing a labor issue and possible litigation and agenda item #13d to take possible action pertaining to the labor issue in agenda item #13c. Motion was unanimously approved.

11. Communications: None

12. Old Business: None

13. New Business:

a. Motion by Andrea Jacobi, seconded by Eileen Page, to approve payment of Aug., 2015 bills numbered 37311 through 37390, EFT and EFTPS for Maple Court and Birchwood Terrace and bills numbered 10520 through 10536 for Maple Court II. Motion passed unanimously.

b. Motion by Robert Loiselle, seconded by Andrea Jacobi, to authorize the Director to have repairs made to the Kubota tractor at Big Boy's Toys, LLC in an amount not to exceed \$5,000. A directive was issued to secure the parts from the tractor that are replaced. Motion passed unanimously.

c. Motion by Robert Loiselle, seconded by Philip Stedman, to enter into Executive Session at 7:55 P.M. for the purpose of discussing a labor issue that could result in litigation. Motion passed unanimously.

At 8:15 P.M., the Board re-entered regular session with no action or motions having been made during Executive Session.

d. Motion by Robert Loiselle, seconded by Andrea Jacobi, to hire Daniel Murphy, Esquire with the firm of Kainen, Escalera & McHale, Attorneys at Law, for the purpose of handling an employee labor issue that possibly could result in litigation. Motion passed unanimously.

A motion was made by Robert Loiselle, seconded by Eileen Page, to add agenda item 13e dealing with the issuance of health insurance for an employee formerly covered by their spouse's insurance. Motion passed unanimously.

- e. Motion by Robert Loiselle, seconded by Andrea Jacobi, to authorize the Director to enroll an existing employee into the authority's group health insurance plan with no change to the employee's pay rate. Motion passed unanimously.
- 14. Motion by Robert Loiselle, seconded by Philip Stedman, to adjourn at 8:16 PM. Vote to adjourn was unanimous.

Respectfully submitted,

Eileen A. Page  
Secretary