

MOTION: Barbara English

VOTE: Unanimous

SECOND: Ken Bishop

FINANCE DIRECTOR'S REPORT

ITEM #5

Liz Sulik stated that she had nothing to report this month.

HOUSING AUTHORITY ATTORNEY'S REPORT

ITEM #6

Attorney Florek explained that numerous Notices to Quit were served for December, which is normal because of the Holiday. He believes most of the rent issues will be resolved, but, in the meantime it is an expense for the Authority and the tenant. He added that he and Kevin are working on the Conflict of Interest Policy and the Grievance Procedure. If changes are made to the Grievance Procedure, a thirty day comment period must be allowed before it is adopted.

Housing Authorities always have problems with cable and DirecTV providers and the haphazard manner their systems are installed, especially if done by a subcontractor. Kevin wrote to Cablevision, DirecTV and AT&T in October about the problems we were experiencing and requested a meeting, but only Cablevision responded. With the MR renovation project, we have had instances where subcontractors drilled through the new siding and window frames to install the wiring. As a result, there will be no more installations unless it is cleared through the Housing Authority. The maintenance staff has been authorized to remove the provider from the property if prior approval has not been received. Kevin explained that there are certain guidelines under State law that the providers are supposed to adhere to as far as aesthetics and minimizing disruption to the unit, and those are not always complied with. As a result, Kevin filed a complaint with the DPUC in December, in addition to a second letter to the President of DirecTV.

Commissioner Malloy inquired about the process for new tenants interested in receiving these services. Kevin explained that the tenant completes a form requesting prior written permission from the Authority. Joe Ganino goes to the site and approves the location of the installation before the installation can be done. If the tenant does not receive the prior authorization and damage is done to the building, the tenant is billed for damages. Attorney Florek explained that the law states the landlord has no right to prevent someone from receiving cable, DirecTV, etc.; however, if there are any damages due to the installation, it can be charged back to the tenant and service provider. A general discussion was had regarding the collection of smaller damage accounts and the chances of getting an eviction. Kevin explained that if we do not receive an eviction order from the Judge, we are working on an idea to be able to take the tenant to small claims court. Commissioner Malloy suggested filing a lawsuit against the provider for improper and defective installation. Attorney Florek responded that it would be easier if we can come to an understanding and agreement with the companies, and, if not, we ban them from any more installations on Housing Authority property. Commissioner Malloy suggested contacting the Police if we see any installers on the property who have been banned and have them arrested for trespassing, in addition to writing our State legislators asking for a Bill protecting the Housing Authorities from damages done by improper installation.

Motion was made to accept the Housing Authority Attorney's report as presented.

MOTION: Barbara English

VOTE: Unanimous

SECOND: Tom Malloy

DISPOSAL OF ASSETS

ITEM #7

Resolution #1-2015

Resolved: That the following assets be disposed of to the dump as they are determined to have no scrap, salvage or sale value:

FEDERAL:
Hearthstone

Asset Number
012141

Item
Hotpoint stove (398 Woodend Road)

the social relationships that people have, it would be normal to expect. Commissioner Bishop had suggested that a \$100.00 dollar limit be placed on the value of gifts received.

Attorney Florek suggested that we keep the current language and add the language pertaining to the agreed upon dollar value. Commissioner Malloy asked if we have looked at similar policies of other Housing Authorities. Attorney Florek responded that he has reviewed many other policies and their dollar values range significantly. He added that we are just trying to prevent the unfavorable influence and the quid pro quo nature of certain situations. Commissioner Malloy commented that he is fine with using language that gives some degree of rational discretion to people's better interests and gratuity to the Authority. He added that he does not foresee any issues with the current group or that we have any lingering or prior problems with abuse of this nature. The language can always be changed at a later date if we find that the current language is not effective. Commissioner Bishop stated that he was still in favor of placing a dollar value in the policy, along with the current language that is in place. Kevin added that there are situations where a vendor may pick up a tab at a conference and it is unpreventable. In a situation such as this, where the value exceeds the stated limit, the situation should be reported to the Board.

It was decided to amend the language in the Policy to reflect the Board's suggestions and have the revised Policy presented at the next meeting.

Commissioner Bishop made a motion to table the SHA Conflict of Interest Policy. Motion seconded by Commissioner Malloy. Vote was unanimous.

NEW BUSINESS

ITEM #11

Kevin stated that he had no new business to discuss.

ADJOURNMENT

ITEM #12

Motion was made to adjourn.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Barbara English

Adjournment: 12:58 p.m.

Kevin S. Nelson, Secretary