

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF JUNE 2022 MONTHLY MEETING

JUNE 11, 2022

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at the Gloversville Housing Authority, 141 West Street on June 11, 2022 at 6:00p.m.

Board Members Present: **Brenda Leitt, Chairperson**
 John Poling, Commissioner
 Lashawn Hawkins, Commissioner
 Ellen Anadio, Commisisoner
 Frank Ward, Resident Commissioner
 Sherry Courtney, Resident Commissioner

Others Present: **Anthony Casale, Authority Legal Counsel**
 Bryan Golberger, Authority Legal Counsel
 Jason Mazur – Executive Director

Chairperson Leitt called the meeting to order at 6:05 p.m. All present stood for the Pledge of Allegiance followed by a moment of silence.

Chairperson Leitt conducted a roll call memorializing the presence of the above-named individuals.

Chairperson Leitt opened the floor for public comment, and with there having been no speakers, the board proceeded with the agenda.

Chairperson Leitt opened the floor for announcements of commissioners. Attorney Casale stated that earlier in the day the front office received a written resignation communication from Kaci Coffin and he recommended that a motion be made accepting her resignation effective immediately. Said motion was made by Commissioner Anadio and second was made by Commissioner Hawkins. There was no further discussion. The motion was passed by a vote of 6-0 in the affirmative.... Commissioner Courtney said that the maintenance men asked her to ask why all of them get a call for service when only one of them is on call. Director Mazur stated that the phone service has changed. The prior director changed the service and now the call goes to everyone linked to the app. The service is provided by Ring Central. Courtney stated that it did not make sense for all of them to be awakened by the call and Mazur indicted that the there is no way to change this on the alert/app. Commissioner Leitt inquired about the duration of the contract and Mazur indicated that he was not sure.Courtney stated that the person in unit 411

is a “lockout man” and has a do not disturb sign on his door, no visitors and she wanted to know how that could be so. Mazur stated that he was not aware and Courtney stated that there are two lockout men in the building and that he should not be one and that Mazur should make a note of that. ...Courtney stated and “what about moving from apartment to apartment, that’s crazy” . Mazur tried explaining the reasonable accommodation for disabilities process. Courtney stated that people just want bigger apartments. Courtney stated in sum and substance that people abuse this process and Mazur stated in sum and substance that the housing authority cannot challenge the findings of the medical provider and GHA must comply with guidelines. Courtney indicated her frustration with the process. ...Commissioner Ward raised the issue of parking and stated that people are parking in wrong places. Mazur indicated that the parking lot at FHT is being worked on at this time and that there will be clear lines and signage and that the back of the parking lot will be extended in the back and that it will be an approximately two to three year process. Ward expressed concern about enforcement of regulations in the meantime. Commissioner Leitt suggested additional signage warning vehicle owners that vehicles in violation may be towed. ...Commissioner inquired about parking stickers and Mazur indicated that mirror tags have now replaced the stickers. There was further discussion about parking tags and enforcement. Attorney Casale indicated that the focus of the discussion needed to steer back to board business and that much of the discussion pertained to tenant relations and/or concerns that should be directed to the front office and that there was no action to be taken by the board on this issue.

Chairperson Leitt opened the floor for Communications, and with there being no communications to report, the board proceeded with its agenda

Chairperson Leitt opened the floor for Old Business. Attorney Casale stated and recommended that Resolutions 833 and 835 and all supporting documentation be redistributed to the present board members for their review and that at the July meeting, resolutions 833 and 835 can be represented as old business and the board can vote on the resolutions at that time. Attorney Casale reminded all that this issue relates to the resignation of Kaci Coffin and due to recusals at prior presentments of said resolution, a lack of quorum precluded passage of the resolutions. Attorney Casale stated that with respect to the unpublished April 2022. meeting minutes that have not yet been published due to lack of action for similar recusal and quorum-related issues, given that all have had a chance to review and given that nobody has any proposed modifications, the board should proceed with publication of said minutes and henceforth resume the practice of approving meeting minutes by motion of the board. A motion to table Resolution 833 and Resolution 835 was made by Commissioner Poling and a second was made by Commissioner Anadio. There was no further discussion. Said motion was approved by a vote of 6-0 in affirmative.

The Executive Director’s report was provided by Jason Mazur. Over the last 3-4 week, REAC inspection have been undertaken at FHT. There were leaky pipe issues but nothing major. The inspection at Dubois Gardens is scheduled for July 6th. There have been a few recent medical accommodation transfers during the last month. We are delating extra maintenance help toward getting units ready for occupancy As far as staffing goes, we need to look into replacing JR who will be leaving in November. We do not want to fall behind with work orders and winter is coming.... Jessie and Lori are taking TRA civil service exams on July 16th. We are trying to stay ahead of the REAC inspectionsCommissioner Anadio inquired about union negotiation progress and Attorney Goldberger indicated that he did not have anything new to report.

....Mazur indicated that there are four new evictions pending in court later this month, two for non-payment and two for nuisance....Commissioner Poling observed a slight improvement in occupancy and noted the delinquent accounts that exist and emphasized the importance of re-occupancy to generate new income from these units. Poling inquired about staff meetings and Mazur indicated that he and Lori are in contact with maintenance all day. The maintenance crew meets each morning at 8am but no office staff meeting though there is constant communication. Poling inquired whether Mazur has been going to FHT so as to have a presence and Mazur indicated that lately he has not . Poling suggested having planned meetings at FHT and suggested that he make himself more visible. Mazur indicated that he agreed.

Chairperson Leitt having opened the floor for board committee reports, and with there having been none, the board proceeded with the agenda.

Chairperson Leitt having opened the floor for new business and presented Resolution 836 regarding monthly vendor invoices and read said resolution into the record as follows: "Whereas the Gloversville Housing Authority's Finance Committee has reviewed the monthly vendor invoices for payment of the financial obligations of the Gloversville Housing Authority for the month of May 2022 and finds all payments on the attached list to be in order. Now therefore be it resolved, the Board of Commissioners of the Gloversville Housing Authority approves the disbursements for May 2022 as set forth on the attached list." Commissioner Anadio indicated a concern regarding the wording of the resolution. Attorney Casale recommended a motion be made to the resolution to read "Resolved, the Board Commissioners of the Gloversville Housing Authority has reviewed the report of disbursements" . Commissioner Anadio made said motion and second was made by Commissioner Hawkins. There was no further discussion and the motion to amend was approved 6-0 in affirmative. Resolution 836 , as amended was re-presented by Commissioner Anadio and a second was made by Commissioner Hawkins and there was no further discussion. Resolution 836, as amended was passed by a vote of 6-0 in the affirmative.

Commissioner Leitt presented the May 2022 meeting minutes for approval by the board. A motion to approve said minutes was made by Commissioner Anadio and a second was made by Commissioner Ward.

Chairperson Leitt asked whether there were any requests for Executive Session and there were no such requests and there was no executive session.

A motion to adjourn the meeting was made by Commissioner Anadio and a second was made by Commissioner Poling, with said motion having carried by a vote of 6-0 in the affirmative. The meeting was adjourned at 6:38 p.m.

Dated:

Lashawn Hawkins, Secretary