

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF NOVEMBER 2022 MONTHLY MEETING

NOVEMBER 14, 2022

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at the Kingsboro Towers, 2 Frontage Rd, Gloversville NY on November 14, 2022 at 6:00p.m.

Board Members Present:

**John Poling, Commissioner
Ellen Anadio, Commissioner
Lashawn Hawkins, Commissioner
Gail Peters, Commissioner
Sherry Courtney, Resident Commissioner**

Others Present:

**Anthony Casale, Authority Legal Counsel
Bryan Goldberger, Authority Labor Counsel
Jason Mazur – Executive Director**

Commissioner Poling called the meeting to order at 6:00 p.m. All present stood for the Pledge of Allegiance followed by a moment of silence.

Commissioner Poling conducted a roll call memorializing the presence of the above-named individuals.

Commissioner Poling opened the floor for public comment: June (last name inaudible) asked why “wec can’t have heat in our bathroom” and said her living room heat does not work half the time. ...Janice Deneke spoke and said that maintenance works so much on cleaning that maintenance is not being done... Thomas Tubbs spoke and asked when are the rugs going to be replace and the carpets seems rotten....Joyce Estee, President of the tenant association at Kingsboro Towers. She said that there are many safety concerns. A tenant this morning saw broken glass and a knife while walking her dog... Stacey Lincoln spoke and said that her mother lives there and the cleanliness is disgusting. There are also safety concerns, particularly at night time and perhaps there can be better lighting.... Ms. Alley spoke and said that there are smokers in the building smoking 'wacky tabacky” in the elevators.

Poling opened the floor for announcements of Commissioners. Commissioner Anadio thanked all for attending and said that these comments are being noted and that she recognizes that safety is a concern. Poling indicated that GHA needs to obtain additional authorized signatories

and asked that the board with Jason to be able to sign checks. Poling discussed the committee structure and stated that the concerns raised tonight should be considered by the Buildings and Grounds Committee.. The finance committee will be meeting to look at budget items and delinquent rents... The committees will meet during the business day at GHA at Mazur will be a standing advisor to these committees. The committees should meet once per month but at least once per quarter, with the Committees making recommendations to the whole GHA board.

Poling opened the floor for Old Business and with there being none, the board proceeded with the agenda.

The Executive Director's report was provided by Jason Mazur. There have been recent roundtable discussions at Kingsboro Towers and Forrest Hill Towers. The front door is being manipulated. We have reached out to Stanley to see if there can be a different design for the door Occupancy rates are at 86.5% and still are not where we want them to be. We are trying to make sure our current tenants are safe while we continue to occupy units. Right now the highest priority is trying to make sure that the front door is secure. We are trying to be ready for winter, getting the plows ready to go. We have plenty of salt on hand. We are taking care of downed limbs now before the winter begins. As for spring, we just finished the paving at Dubois Gardens. FH needs to be resurfaced. We met regarding the toilets and window and are planning upgrades.... With regard to the comments tonight about the rugs, we use Semione's and they are very good so if there is a problem we will let them know. ... With regard to the intercoms, it seems like it should not be such a big problem but the entire system is antiquated and will take approximately one hundred thousand dollars... Commissioner Poling asked about the turnaround time in filling vacant units. Mazur indicated that they are prepared in the order that they become vacant. Some types of units take longer to prepare than others... Now is the busiest time of the year for us with snow coming so we will be focused on snow and ice removal and keeping the parking lots and sidewalks safe. Commissioner Poling commented that Covid certainly continues to have an impact on things and inquired about the typical turnaround time and Mazur stated that approximately 60 is a fair estimate.

Poling opened the floor for Board Committee Reports. Poling noted that the 10/31/22 statement income showed \$81,153 and \$76,803 expenses, for a profit of \$3,349. There are 251 units rented, 14 % is vacant. We are making progress. Delinquencies seem to be an issue. There are 37 units with delinquencies of less than thirty days \$6,539 and for delinquencies over 30 days we have 48 accounts totaling \$100,825 This past month there were 44 checks payable for approximately \$105,00 if any board member has a question about any of the checks please feel free to ask.

Chairperson Poling having opened the floor for new business and Attorney Casale presented Resolution 843 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 October 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 has reviewed the monthly vendor invoices for payment as set forth on the attached list." Poling asked for a motion adopting Resolution 843 and said motion was made by

Commissioner Anadio and seconded by Commissioner Hawkins. There was no additional discussion and Resolution 843 was approved by a vote of 5-0 in the affirmative.

Poling asked for a motion approving the minutes from the October 2022 monthly meeting. Said motion was made by Commissioner Anadio and seconded Commissioner Hawkins. There was no additional discussion and the motion was passed by a vote of 5-0 in the affirmative.

Commissioner Poling asked whether there were any requests for Executive Session and Attorney Casale indicated that there was not.

A motion was made by Anadio to hold the December 2022 monthly GHA meeting at Forrest Hill Towers on December 12 2022 at 6pm, said motion having been seconded by Commissioner Hawkins. There was no further discussion and the motion was approved by a vote of 5-0 in the affirmative.

The floor was opened for Marie (last name inaudible) at Apt 1006 to speak. For three years, her door has not lock. She has had a few maintenance men tell her that it cannot be fixed. I am also concerned about how many people have a key to my apartment. She requested a new door.

A motion to adjourn the meeting was made by Commissioner Anadio and seconded by Commissioner Hawkins, with said motion having carried by a vote of 5-0 in the affirmative. The meeting was adjourned at 6:30 p.m.

Dated:

Lashawn Hawkins, Secretary