

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF DECEMBER 2022 MONTHLY MEETING

DECEMBER 12, 2022

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at the Forest Hill Towers, 31 Forest Street, Gloversville NY on December 12, 2022 at 6:00p.m.

Board Members Present:

John Poling, Commissioner
Ellen Anadio, Commissioner
Gail Peters, Commissioner
Sherry Courtney, Resident Commissioner
Deandra Robinson – Resident Commissioner

Others Present:

Anthony Casale, Authority Legal 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: Janet Roberson, Apt 609 spoke about there not being enough parking spots and some people have walkers and it is not right....Chris Collar, 70 Third Street, Gloversville, has made several calls about Michael _____, an aide that is sex offender that routinely comes to building. He indicates that he is told all the time that they are working on it but nothing is being done about this sex offender. He said he's been calling for over a year and nobody has returned his call. He stated that perhaps this is something Attorney Casale can look into. Attorney Casale stated that he and Mr. Collar had never spoken before nor has he ever received any call from Mr. Collar. Mr. Collar confirmed this to be correct.Kimberly Lavendore(sp?) spoke, Apt 511. Michael is his brother and he goes with a lady here. And he helps a lot of people here. She has never had any complaints about him Lucinda Bouyea stated that Ms. Lavendore's statement is true. Whenever an issue comes up she says do you have a problem with my brotherAttorney Casale spoke at the request of the Chairman Poling. Casale stated that by way of background, the GHA board had considered the notion that many tenants at the towers are unable to go the meetings at Dubois Gardens and the thought was to hold meetings at the different properties so that the different

tenant bodies can attend and observe the work of the board take place. Casale stated that it appears that this has been misconstrued to be a tenant complaint meeting. Casale stated that the board wants to give everyone a chance to be heard but that arguing and bickering between audience members is not the intention of this meeting and that many issues being raised tonight a more police matters than board matters..... Tenant from apartment 902 spoke, her son has a service dog. The dog is well-mannered. I don't know how the umbrella works here but a service dog cannot be denied entry and she indicated that she wanted it on record. She has proof that her son has disabilities and has a service dog. He doesn't visit anymore and he's protected under the Americans With Disabilities Act.Attorney Casale suggested that the tenant seek the advice of an attorney and confirmed that he had never heard anything about this issue prior to tonight's meeting. The tenant confirmed that she has not brought it before tonight. ... Amy from apt 203 spoke and said this man is welcome in the building by many people and helps everybody. He's not bothering any children...Susan Fox from apt 107 spoke that she has tried to engage the police in the past, without success and that the police told her it was a housing authority issue. She left a message on Mazur's machine and never got a call back. What is it going to take for the bullying to stop? There are signs for no harassment. There are rules but nobody enforces the rules. ... from apt Phyllis Hope from apt 212 said if you're not here to listen to our complaints then why are you here? Poling stated that the board is here to conduct the monthly meeting. Many of the things being raised tonight are not board business.Another tenant spoke said that it sounds like people are just pitting one against the other. The tenant from 201 spoke and said she would like more manpower in place for cleaning. The floors are nasty and are not mopped. Since the one guy left when Tim Mattice was here, there is nothing done. ...Another tenant spoke said she knows that tenants have trouble getting in and out of the tub. The building was built in 1968. Mazur stated that toilets and showers are being renovated to be ADA compliant. ... The tenant from apt 1102 spoke and said she is listening to the tenants. If tenants cannot come here to complain, where do they go get these issues solved?.... Hope Maynard spoke said she was assaulted yesterday by one audience member and threatened by another audience member. ...The tenant from 506 spoke said she cannot get a bedroom apartment instead of an efficiency.Another audience member spoke and said she says I assaulted her and I did not assault her. Poling interrupted and said this is not what we are here for.

Poling opened the floor for announcements of Commissioners. Poling introduced Deandra Robinson from Kingboro Towers. She won a special election. Robinson said she has been here for a year and she looks forward to contributing he board.

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

Poling opened the floor for committee meeting reports. The finance committee met. Overall occupancy is 86%, the delinquencies total \$112,436 and that's a big number. There are 86 units with delinquencies. Year to date income \$163,820 and expenses are \$179,367, being presently minus \$15, 446 for the year, two months into the fiscal year. ... 48 checks were processed totaling \$137,553.....

The Executive Director's report was provided by Jason Mazur. The month of October is typically expensive due to insurance renewals. This is why expenses exceed revenue thus far this fiscal year.There is an issue with nonpayment of rent, not particularly at the towers, but it is an issue.....Regarding parking, DG was just finished. Parking pads were installed. Here, we will back in the spring to resurface the parking lot. Also, we discussed having a designated parking system here, some kind of wrap around parking for aides and visitors, something more laid out than currently exists. We have a company that is providing us a quote for these improvements... A few events coming up: December 23 is Toys for Tots from 12-2pm. We are hoping to give kids a good Christmas. Lauri and I drove presents from Clifton Park, hoping to make it a good day for these kids. ...We have a new boiler arriving in a few weeks. This was part of the 5 year plan. There are other zoning and control measures that need to be addressed. It has not been updated since the 1980's. Hopefully the new boiler will be in place by spring. ...The windows are another issue, together with toilets and tubs need to be replaced.....We are working on security measures. Also the occupancy rate is improving. The efficiency apartments are a big issue. We cannot have more than one person in an efficiency apartment. If you need anything, please contact us. There are only three of us. Jessie and Lori and me. If you have a tenant-related issue, please consider going to one of them first. I am also happy to help. We are here to help. ... Poling thanked Mazur for the report and reminded tenants that there is a tenant complaint process

Chairperson Poling having opened the floor for new business and Attorney Casale presented Resolution 844 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 November 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 844 and said motion was made by Commissioner Anadio and seconded by Commissioner Peters. There was no additional discussion and Resolution 844 was approved by a vote of 5-0 in the affirmative.

Poling asked for a motion approving the minutes from the November 2022 monthly meeting. Said motion was made by Commissioner Anadio and seconded Commissioner Peters. 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 to adjourn the meeting was made by Commissioner Anadio and seconded by Commissioner Peters, with said motion having carried by a vote of 5-0 in the affirmative. The meeting was adjourned at 6:40 p.m.

Dated:

Lashawn Hawkins, Secretary