

Harwinton Housing Authority
Skinner House, 60 Bentley Drive
Harwinton, Connecticut 06791

Minutes of the (Wed) December 17, 2014 Meeting

Present: David Eylers, Bill Gangloff, Larry Adkins. Also Rosemary Borger, Senior Regional Manager, Lisa Lundberg, Administrator, and David Garrison, Property Maintenance and Peter Hanley, Project Manager for American Integrity Restoration of Glastonbury.

The Administrator's Report was given by Rosemary Borger as follows:

HEARD a quote from American Integrity Restoration for \$11,044.33 to restore Unit#1 with repair to slab foundation which gave way to underground water pressure. Repairs will seal cracks and restore unit with carpet and paint to top condition. A footing drain 42" (total surround) with piping drain was discussed but felt not necessary at present and could be completed in Spring if desired.

VOTED by motion from Bill Gangloff, seconded by D. Eylers and carried to accept the \$11,044.33 bid.

NOTED the tear out of Unit 1 and removal of contents costing \$2,974. and \$613.95 respectively are costs covered by our Reserve Fund. This fund will also cover the monthly cost incurred by tenants of Unit 1 until their return to occupancy is feasible. A requirement by the USDA.

LEARNED with great relief that the cost of our replacement Fire Alarm System may be covered by the Great American Insurance Co. A clause in our policy stated that if a replacement part is no longer manufactured than our system can be replaced with a new one. Actual replacement cost is \$48,000. We will most likely be responsible for the Design Plan of the new system in the amount of roughly \$4,000.

LEARNED that Fire Marshall, William Baldwin of Harwinton has reviewed and approved plans for the new installation of a Fire Alarm System at Wintergreen Housing which meets with the Connecticut Fire Safety Code Sec: 9-6. 1.3. This approval is based on Simplex installing smoke detectors in each unit's bedroom, living room and hallway areas. It also demands the installation of three outside Electric Closets in which new Fire Alarm Panels are to be installed. An existing fourth panel location is already sufficient for the new system to be installed.

VOTED to modify three panel locations to accommodate climate control environments as required by Code at a cost of \$9,000. Motion made by Bill Gangloff, seconded by Larry Adkins and passed. Eastside Electric Co. of Harwinton will complete this task.

RECEIVED the Treasurer's Report from Bill Gangloff with a current balance of \$9,449.60 in Board Funds. Motion made by Larry Adkins, seconded by David Eylers to gift David Garrison \$100.00 for Christmas in appreciation for his services. Motion carried.

VOTED to elect Timothy Bobroske of 141 Burlington Road, Harwinton, to fill the unexpired time in a term of office as a commissioner of the Housing Authority. His term would expire in December of 2017. Motion made by David Eylers, seconded by Bill Gangloff and carried.

NOTED in a report from David Garrison that our portable generator is in for repair. It should soon return to the property for service.

The meeting opened at 10:15 a.m. and was adjourned at 11:45 a.m. until January 21, 2015.

Respectfully Submitted,

David E. Eylers

David E. Eylers
CLERK PRO TEM

RECEIVED FOR RECORD AT HARWINTON CT
ON 12/23/14 AT 1:06 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK