

Plainville Housing Authority
Minutes
April 17, 2025

A regular meeting of the Plainville Housing Authority was held on Thursday, April 17, 2025 at 140 East Bacon Street in the Community Room. Chair Rogers called the meeting to order at 6:00 PM and welcomed new Commissioner Alex Kenney to the Board.

Present: Susan Rogers, Karen Spiewak, Dana Cooper, Alex Kenney, and Andrew LaBerge (joined by phone at 6:19 p.m.)

Absent: None

I. Annual Board Re-organization, facilitated by Management Agent

- a. Commissioner Spiewak nominated Commissioner Kenney for Chair; Commissioner Rogers objected because it was Commissioner Kenney's first meeting.
- b. Commissioner Rogers nominated Commissioner Cooper for Chair.
- c. Nomination seconded by Commissioner Kenney.
- d. Nomination approved 4-0.
- e. Commissioner Cooper nominated Commissioner Spiewak for Vice Chair.
- f. Commissioner Kenney seconded the nomination.
- g. Nomination approved 4-0.
- h. Commissioner Rogers made a motion to table the nomination for Treasurer until a subsequent meeting.
- i. Commissioner Kenney seconded the motion.
- j. Motion approved 4-0.

II. Approval of Minutes March 20, 2025

- a. Motion made by Commissioner Spiewak to approve the March 20, 2025 meeting minutes.
- b. Motion seconded by Commissioner Kenney.
- c. Motion approved 4-0.

III. Approval of Check Warrant #27

- a. Motion made by Commissioner Rogers to approve Check Warrant #27 in the amount of \$31,881.69.
- b. Motion seconded by Commissioner Kenney
 - i. Commissioner Rogers sought clarification on the payment to the Town of Plainville and requested that it be presented more clearly in subsequent Warrants.
- c. Motion approved 4-0

IV. Management Agent Report

- a. Vacancy Report
 - i. 1 vacant unit presently; currently it is being worked on
- b. Financial statements continue to look positive; currently only reporting in 2 months of the Fiscal Year, but the numbers are good and reserves are healthy.
- c. Project Update
 - i. Awaiting a kickoff meeting with Pasek Security on the Door Hardware Upgrade Project.
 - ii. Awaiting a kickoff meeting with Northeast Construction on Phase 1 of the Siding Replacement Project.

V. Old Business

- a. Commissioner Rogers inquired as to the status of Fire Department approval of the new patio furniture. The Management Agent stated that he thought it had been approved, but that he would check.

VI. New Business

- a. Trash and Recycling Policy Modification
 - i. A number of residents were in attendance at the meeting to express their concerns as well as opposition to the changes proposed in the trash disposal policy. Commissioner Spiewak made several attempts to present the Management Agent with a list of concerns expressed to her by residents. Among these were the following: ADA Compliance and trash building up in side units of those who cannot get to the dumpster.
 - ii. It was also noted that appropriate signage was not evident on many of the recycling bins and that covers were missing from bins behind Buildings 1 through 4.
 - iii. Commissioner Spiewak asked if residents who cannot bring their trash/recyclables to the dumpster could request a Reasonable Accommodation to have maintenance take to dumpster. Management Agent said yes.
 - iv. The Management Agent explained that residents continue not to separate trash and recycling properly and that the issue appears to be systemic, not isolated. He went on to state that each week maintenance needs to spend in excess of an hour going through each bin by hand to properly separate the recycling items.
 - v. Some residents disputed that maintenance goes through the bins by hand. The Management Agent stated further that he needs to advocate for his staff if problems are brought forth.
 - vi. Commissioner Spiewak made clear she was not supportive of the change; Commissioner Rogers stated she was not aware of the proposed change, nor the level of resident unhappiness.
 - vii. The Management Agent decided not to go through with the vote, and instead pledged to work on some of the educational issues that Commissioner Spiewak raised.

VII. Board comments - None

VIII. Resident Comments

- a. A resident reported that the main door in Building 9 isn't working properly. She is having difficulty getting in the building. The Management Agent said he would speak to Devlyn about it.
- b. A resident sought clarity on the number of chairs/tables that are being allocated per unit.

IX. Adjourn

- a. Motion made by Commissioner Kenney to adjourn.
- b. Motion seconded by Commissioner Rogers.
- c. Meeting adjourned at 7:10 p.m.

Respectfully submitted,

Paul M. Dumouchel
Executive Director