

# Housing Authority of the Town of Vernon

Meeting location: Court Tower, 21 Court Street, Vernon, CT 06066, Community Room

REGULAR MEETING- May 14, 2026

Chairperson Sean Hadden called to order at 1:03 pm. Attendance upon roll call:

**PRESENT:** Chairperson Sean Hadden, Commissioner Steve Wakefield, Carl Schaefer, and David Howey.

**Staff:** Wendy Ng, Shenoa Steves, Nicole Nadeau, and Maria DeMarco from DeMarco Management Corporation

**Absent:** Commissioner Ronald M Levesque

## **Public Comment:**

1. M. Jean, daughter of a resident in Pitkat, appreciated the staff for being such good listeners. Her father has stayed in Pitkat for a good seven years
2. M. Tobin, Court Tower #3C, appreciates living on the property. He communicates with staff generally through a cord or sends a note of appreciation
3. S. Lentocha, Windermere #1, has a problem with people who are coming to the property for Cornerstone, and they park their cars anywhere on the property.
4. I. Mills, FPE #14: board meeting agendas and minutes on the website. The available sources for looking for donations. Recommend using the grant to fix the handicap door in the FPW laundry room

**Approval:** Chairperson Sean Hadden asked for a motion to approve the regular meeting minutes April 9 14, 2026. Motion made by Commissioner David Howey. Seconded by Commissioner Carl Schaefer. All present voted for the approval of the motion. Motion carried.

## **Department Head Reports:**

Each Department head gave a brief report of the past month's accomplishments and their concerns/needs going forward.

Wendy Ng, Finance Manager, gave the monthly financial report. Chairperson Sean Hadden asked for a motion to accept the monthly financial report and bills paid. Motion made by Commissioner David Howey, Seconded by Commissioner Steve Wakefield. All present voted for the approval of the motion. Motion carried.

The Interim Director of DeMarco Management gave the Interim Executive Director's Report

- Becker Place repair contract signed. Contractor "A Brighter Day Home Services" has provided all required documents and work with Town of Vernon on permitting. Anticipated completion is at the end of July.

- Fire Marshall inspection of Court Tower doors failed (see attached). We are applying for Safety grant to replace.
- VHA was awarded an additional \$48,617 to fund HCV shortfall. Landlords still very upset about not receiving rent increases.

**Commissioner Report:**

- Overall, calls and concerns across most properties were extremely slow this month, which is a positive sign and reflects a quieter month for many residents and properties.
- This month I also had the opportunity to meet with residents at Pitkat Congregate Housing. Tenant Commissioner is holding small property meetings approximately one week before scheduled Housing Authority board meetings. The goal is to allow residents to openly discuss concerns, suggestions, and ideas in a way that may be easier than speaking during formal public comment.

**Old Business:** None

**New Business:** None

**Informational:** None

**Executive Session:** None

The next meeting will be held on June 11, 2026 at 29 Windermere Ave, Vernon, CT 06066, Community room at 1:00 pm.

The May Regular Meeting was adjourned at 1:53 pm on a motion by Commissioner David Howey, Seconded by Commissioner Carl Schaefer. Motion carried.