

ANNUAL MEETING – May 10, 2012

Chairman Peter Olson called the annual meeting of the Housing Authority to order at 1:04p.m.

PRESENT: Chairman Peter Olson, Vice-Chairman Mike O’Neil, Commissioners Karen Roy-Guglielmi and Ray Powers, Executive Director Jeffrey Arn and Finance Manager Bobbi Kruglik.

ABSENT: Commissioner Nancy Osborn.

Chairman Peter Olson turned the meeting over to Executive Director Jeffrey Arn. The first order of business is the Election of Officers for the coming year.

Commissioner Mike O’Neil nominated Peter Olson as Chairman; Commissioner Karen Roy-Guglielmi seconded the nomination. With no other nominations heard, the vote was 3 ayes.

Commissioner Karen Roy-Guglielmi nominated Mike O’Neil as Vice-Chairman; Commissioner Ray Powers seconded the nomination. With no other nominations heard, the vote was 3 ayes.

The Executive Director is the Secretary per the By-Laws of the Board. Executive Director Arn congratulated the newly appointed officers and thanked the Board of Commissioners for their continued support and vision in the past and future.

Commissioner Karen Roy-Guglielmi made a motion to reaffirm all motions and resolutions passed in the past year, Commissioner Mike O’Neil seconded with all voted in favor. Motion carries.

ANNUAL REPORT

Responsibilities and Duties: The Housing Authority owns and operates 322 units of housing for seniors, frail elderly, disabled individuals and families in the Town of Vernon. The Housing Authority also administers 285 Housing Choice Vouchers within the Town. Additionally the agency administers 780 Federal Housing Choice Vouchers, State Rental Assistance Payments and Temporary Rental Assistance Payments through our State of Connecticut Department of Social Services Programs. Therefore, at year end the Vernon Housing Authority was providing rental assistance and housing to nearly 1,387 families in and around the Town of Vernon.

Summary of Activities: The Authority saw the retirement of our tenant commissioner Mr. Walter Edwards in August of 2011. Mr. Raymond Powers was appointed by the Town Council to serve as our new Tenant Commissioner on September 20, 2011. An extensive exterior renovation to our Court Towers property was completed this year. The project included the installation of the new energy efficient windows, balcony doors

and insulated air conditioner sleeves. These improvements have significantly improved the energy efficiency of the building and will help to keep future operating costs down. The front façade of the building was also renovated to change the overall appearance, marketability and status of the building. This has helped to improve the occupancy of the building by increasing the occupancy rate from 63% prior to the renovations to 93% at the end of 2011.

August of 2011 brought a natural disaster to the housing authority. Hurricane Irene caused a major power outage which affected all of our properties. The Executive Director worked with the Town Emergency Team and CL&P to get power restored to all properties was restored within 36 hours.

October of 2011 saw the final and most devastating weather related event of the year. The infamous October snow storm brought unprecedented power outages and tree damage to the housing authority. All of our properties lost power for extensive amounts of time ranging from four to eight days. This put a strain on our residents and staff but all responded admirably and came together as a community. The Town Emergency Team helped the authority to maintain pressure on CL&P to restore power and provided food and water for our residents. The tree and property damage from this storm was extensive and clean-up continued through years end.

In addition to the aforementioned items the Housing Authority continued to place an emphasis on filling vacant units that have been vacant for extended periods of time. We continue to maintain our high occupancy rates at Franklin Park West, Franklin Park East, Francis Pitkat Congregate and Windermere Court all of which have all maintained nearly 100% occupancy. The occupancy rates at Grove Court reached 100% in 2011 and Court Towers also improved significantly. Our overall occupancy for the agency has improved to 97% from 92% last year.

The Authority's Board of Commissioners would like to thank Town Officials and Housing Authority Employees for their cooperation during the past year.

Commissioner Karen Roy-Guglielmi made a motion to accept the Annual Report. Commissioner Ray Powers seconded with the vote being 3 ayes.

The Annual Meeting was adjourned at 1:09 pm on a motion by Commissioner Karen Roy-Guglielmi, which was seconded by Commissioner Mike O'Neil. All voted in favor.

Executive Director