

Housing Authority of the Town of Vernon

Meeting location: 114 Franklin Park West. Vernon CT 06066 Community Room 1:00 PM

REGULAR MEETING- July 11, 2025

Chairperson Sean Hadden called to order at 1:04 pm. Attendance upon roll call:

PRESENT: Chairperson Sean Hadden, Commissioners Steve Wakefield, Ronald M Levesque, Carl Schaefer and David Howey. Staff: Wendy Ng, Sandra Ceglia, Nicole Nadeau, Shenoa Steves, and Maria DeMarco from DeMarco Management Corporation.

- Absent: Commissioners Ronald M Levesque and Steve Wakefield

Public Comment:

A Gionfrido, 21 FPE, told lot of stick debris on the sidewalks requested the cleaning up whenever it's possible

A. Swanson, #12 Windermere, maintenance run over to his door mat with machine. Had concern his owe safety from moved-out resident by hearing other residents talked about move-out resident. Pesticides that sprayed in projects, he concerns about some news stated the spraying in the Connecticut River.

M. Kibourn, #18 Windermere, tells the neighbors are not happy because her service dog barks a lot. She claims neighbors are not happy her visitor takes the parking space.

R. Valigusky, Grove #5, want examination/ Maintenance used less spraying on unit next to his because the spraying smell went to his unit.

V. Frint, 29 FPE, Amazon delivery drive in sidewalks in FPE/W and Residents ride bikes on Sidewalk as well.

C. Werpechowski, 22 FPE, smoking issues in premise. She had not seen the Examination for long time. Require moving out the black boxes in the premise.

I. Mills, FPE #14, wants to know, if possible, whether to plant new trees and plants in VHA properties, he can help to pick up from Town of Vernon. UConn has a senior program for agriculture, good resource for residents in VHA.

Approval:

Chairperson Sean Hadden asked for a motion to approve regular meeting minutes on June 12, 2025 and annual meeting minutes on June 12, 2025. 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 monthly financial report and June 2025 budget vs actual. 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 Carl Schaefer. All present voted for the approval of the motion. Motion carried

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

- Hired Facilities manager.
- Look for contract to update ACOP (for Public Housing) and Administration Plan (Section 8)
- Property management staff take training.
- Enforcement of "No Smoking" policy continues, proceed to Eviction.
- Approved replacement and additional water heater at Court
- Emergency, safety, security, grant (ESSG) application was rejected by HUD
- Grove Renovation Project continues on schedule. Maybe some cost overruns.

Tenant's Commissioner Report

- Several Calls from tenants at Congregate and Franklin properties, they happy VHA did the nice work by follow up with them. Appreciate the acting Executive Director for carrying out her duties with respect and dignity.
- Grove tenants have been more positive about the overall improvement but entrance doors in Buildings 6 and 7 frames came loose, and it was reported to Facility's Manager, which got a recent promotion.
- Professionally done the ceiling repair but strongly recommend installing glass panels for entrance door to prevent future accidents.
- Started some fundraising letter which was sent to ED.
- Policy for pet Deposit procedure.

Old Business: None

New Business: None

Informational: General Information about Town of Vernon

Provide commissioners with information relative to Town of Vernon's Housing.

Executive Session: Legal Issue

At 1:53 pm, Commissioner Carl Schaefer made a motion to move into Executive Session; seconded by Commissioner Sean Hadden. All present voted for the approval of the motion. Motion carried. The board invited Maria DeMarco to stay for discussion. All present left the meeting.

The next meeting will be held on September 11, 2025, at Grove Court, 55 Grove Street, Vernon, CT 06066, Community room at 1:00 pm.

The July Regular Meeting was adjourned at 2:38 pm on a motion by Commissioner Carl Schaefer, Seconded by . Motion carried.