

The **REGULAR VIRTUAL** meeting of the LHA was held on Tuesday, February 9, 2021 at 4:30 p.m.
The meeting was called to order by C. May at 4:30 p.m.

1. Roll Call: Present – C. May, Chairman/State Appointee,
T. Sorrentino, member, Kim Graham, member,
B. Heaphy, Executive Director, J. Mercer, Commercial Property Mgr.
Others Present- Anthony LePore, Cell Antenna Consultant , tenants: Trilby Miller,
Susan May
Absent - D. Kirby, Treasurer, D Prew, Member

- a. **Tenant Forum:** No requests.
- b. **Minutes:** Motion made by K. Graham, seconded by T. Sorrentino to approve the minutes of the January meeting. All members vote in favor.
- c. **Curtis Commercial Space:**
J. Mercer reported that the pharmacy had no heat recently on a Saturday, due to a Glitch in the system that was fixed but will be checked again so it doesn't happen. Sue Parsley will not renew her lease this spring. Jim also reported columns on porch could use paint.
- d. **Accounts Payable:**
Barbara reported that as of December 31, 2020, 689 balance is \$80,345.67. 4001 balance is \$142,112.79. Commercial balance is \$89,977.97. Commercial savings is \$60,519.80. All but one rent is paid. Tenant has been making partial monthly payments and will be paid in full by January, 2021.

Old Business:

Vacancies –There are two vacancies at the Curtis. There is one 2-bedroom family and one three-bedroom unit vacant. There are two vacancies at Turnure Terrace. The three - bedroom family unit is occupied as of 2/1/2021. There are two vacancies at Turnure Terrace. Showing one in the Curtis on 2/17. Apartments have been very difficult to rent because of COVID and also the CHAMP waitlist process. Waivers for extensions to vacancy time allowed have been requested and granted.

Waitlists – 746 elderly- 4 local, 21 veterans, 2 local/vet. 2102 families- 10 local, 20 veterans. There are around 674 family applicants that don't qualify here because there are only two- and three-bedroom apartments and they've requested a different bedroom size.

Building Property Maintenance -

Mike continues to take care of maintenance issues as they arise. He was out sick last week And continues to clean up after the big storm. A contractor plowed when Mike was out. Rob Gaherty, a tenant, was a big help at the Curtis doing the garbage daily and keeping the Walkways clear and salted. Blake Cella did the shoveling and salting at Turnure Terrace.

Regulatory Updates – Performance Management Review went well. The Housing Authority Staff has been responding well to the current COVID-19 challenges. There have been no

ratings

Issued for FY2020 but DHCD acknowledged the Housing Authority staff's continued growth

And improvement.

Town of Lenox – Cell antenna: Anthony LePore answered board questions.

Anthony said he is also working with the Town developing infrastructure. After speaking With Chris Ciolfi from Evolution, Anthony said it would be best for the Housing Authority To enter into a lease agreement. He will go back to Chris Ciolfi with a true lease agreement. Anthony pointed out that the Curtis roof is the best place in Town for a cell antenna that Would be concealed. The board won't make a decision until they review a lease agreement.

Personnel Issues – Since there are a few Covid cases in the Curtis, Shannon and Barbara Are alternating work hours in the office.

Public Housing Notices- Have received notices pertaining to the vaccine roll out with Affordable senior housing in Phase 2. Eviction moratorium effective through March 31.

New Business:

Residents in Senior housing are included in phase two of the vaccine deployment. All Residents currently on the lease in low-income senior housing and staff which includes all Paid and unpaid persons who have the potential for exposure to residents or infectious Material. The Resident Service Coordinators have partnered with CHP to organize clinics At the Curtis and Turnure Terrace the last week in February. They have started to call Tenants to get a number for the vaccine.

Adjournment:

Motion made by T. Sorrentino, seconded by K. Graham to adjourn at 5:55 p.m. All Members voted in favor.

Next meeting – March 9th @ 4:30

Respectfully Submitted,

Barbara Heaphy
Secretary/Executive Director