



Watertown Housing Authority

1091 Buckingham Street

Watertown, CT 06795

Watertown Housing Authority

Commissioner Report

March 8, 2023





Watertown Housing Authority

1091 Buckingham Street

Watertown, CT 06795

**Regular Meeting Wednesday, March 8th 2023
Country Ridge, 6:00 P.M.**

Agenda

1. Roll Call
2. Chairwoman's Report
3. Approval of Minutes
 - a. Regular Meeting Truman Terrace, February 8th
 - b. Special Meeting via Zoom, February 22nd
4. Approval of bills paid for
 - a. March 2023
5. New Business
 - a. Discussion and possible action on sealed bids for Truman Terrace window project
6. Property Manager's Report
7. Old Business
 - a. Discussion and possible action on cameras and additional lighting
8. Resident Commissioner Report
9. Public Participation
10. Adjournment



Meeting Minutes

Regular Meeting Wednesday, February 8th, 2023
Truman Terrace, 6:00 P.M.

MINUTES

A regular meeting was held by the Housing Authority on Wednesday, February 8, 2023 at Truman Terrace – 6:00 P.M.

Chair Janelle Wilk called the meeting to order at 6:05 p.m.

1. Roll Call

Members Present: Janelle Wilk – Chairwoman
 Dan DiVito – Vice Chairman
 Sharon Pratt – Resident Commissioner
 Denise Russ – Commissioner

Absent: Carmine Verno – Commissioner

Others Present: Russell Antonacci - Manager
 Lori Finke, Property Manager

2. Election of Officers

I am going to turn this over to Russell Antonacci.
Russell Antonacci asked for nominations for Chairman for the Housing Authority.

Dan DiVito I would like to nominate Janelle Wilk for Chairwoman.
Sharon Pratt seconded the nomination.

Any other nominations? Any other nominations? Any other nominations?
Hearing none.
Nominations are closed
All in favor

Motion passes unanimously

Janelle Wilk is Chairwoman.

Russell Antonacci turned it over to Janelle Wilk.

Chair Janelle Wilk asked are for nominations for Vice Chair.

Denise Russ I would like to nominate Dan DiVito for Vice Chair.
Sharon Pratt seconded the nomination.

Are there any other nominations? Are there any other nominations? Are there any other nominations?

Hearing none.

Nominations are closed.

All in favor

Motion passes unanimously

Dan DiVito is Vice Chairman

Janelle asked for nominations for Secretary/Treasurer.

Dan DiVito I would like to nominate Carmine Verno for Secretary/Treasurer.

Sharon Pratt seconded the nomination

Are there any other nominations? Are there any other nominations? Are there any other nominations?

Hearing none.

Nominations are closed

All in favor

Motion passed unanimously

Carmine Verno is Secretary/Treasurer

3. Chairwoman's Report

Janelle Wilk reported: "Happy February" I am glad everyone got through the bitter cold last weekend and thankfully it was quick. Now get ready to take out your shorts and sandals for Friday. I know I have said this numerous times but I will say it again, as a reminder... ll the board members are volunteers, including myself, and all of us do this because we genuinely care about our Town and we care about WHA. The Board and Property Worx are a team with the same vision, we want to make WHA continue to move forward to learn and to improve. Everything I have to say is added into our agenda.

4. Approval of Minutes

a. Regular Meeting Buckingham, January 11th

A motion was made by Denise Russ, and seconded by Dan DiVito to approve the Regular meeting minutes of January 11, 2022.

Discussion: none.

By voice vote the motion was passed unanimously

5. Approval of bills paid for
 - a. February 2023

Discussion: none.

A motion was made by Denise Russ, and seconded by Dan DiVito to accept the bills for February 2023.

By voice vote the motion was passed unanimously

6. Property Manager's Report

- a. Truman Terrace Window Project

Russell Antonacci reported the ads for the bid on the window replacement at Truman Terrace have been submitted and are now being advertised in the local papers. The way I have the schedule set up we should be opening bids at our March meeting. The actual window count is now in the bid specs, along with a modified plan that includes single hung windows. We are going to have a blend of casement and single hung windows based on the voices of the community.

- b. Banking

Russell Antonacci stated we do know there are a couple of high earning CD's right now with Thomaston Savings Bank and Webster Bank. He handed out a fluid document giving an idea of what we can do with the Housing Authority money. We should have one single operating account for the entire Housing Authority but each of the three communities should have a capital reserve. The bulk of the funds should be FDIC insured, I am comfortable putting them in high interest CD's and having them generate interest income.

A motion was made by Dan DiVito, and seconded by Sharon Pratt to allow Russ to redistribute Watertown Housing cash assets.

By voice vote the motion was passed unanimously

- c. Capital Needs Assessment – Russell Antonacci reported I have initiated the architect to do a Capital Needs Assessment for the communities to apply for grant money or small cities money. We would work with the town on this project, assisting us to submit the proposal to the government.

d. Recertification Updates

Lori Finke reported I have received 51 recertifications already with 38 completed. May 1st is when the new rent amount would start. The sooner the residents return their financials to the office the sooner they can be calculated and completed. Lori will sit down with each resident to give them their updated rent amounts.

Janelle Wilk had a conversation with Lori today regarding the recertifications. The Country Ridge office is secure and you can put the paperwork in the drop box. For Truman Terrace and Buckingham Terrace if you cannot make it to Country Ridge, I am suggesting to get a large security box and it would be mounted on the wall.

A motion was made by Janelle Wilk, and seconded by Dan DiVito to approve the security boxes.

By voice vote the motion was passed unanimously

Janelle Wilk also reported when Lori is gone and she is at the other communities she would put a note on the door. She now has a sign to put up to let people know she is here at a different location.

e. Available Apartments

Lori Finke reported we have one for March 1st that is coming to Country Ridge and one coming to B1 here at Truman Terrace March 1st. I had four declined in the last 4 weeks at Truman Terrace and 2 that are going to be opening up in March 8th and 15th, one at Buckingham and one at Truman Terrace.

Sharon Pratt suggested once the list is exhausted to open up the list specifically stating for Truman only. She also commented when you go down the list every year, we send a notice to the address from the list if you still interested and to update your personal information and a date to reply by.

A motion was made by Denise Russ, and seconded by Janelle Wilk to send out letters from the whole list for updates and see if people are still interested.

Russell Antonacci commented we would then clean out the 73 names on the list, which ones are interested. Then we would be opening it up to Truman if they are still interested for a clean list of people interested. If there are no people interested in Truman then open it up for Truman only.

By voice vote the motion was passed unanimously

Denise Russ asked if the maintenance guys could install the knobs for the cabinets.

Lori Finke answered we have a lot done and are moving forward, out of the 10 open work orders five of them are for knobs.

Denise Russ commented about the roofing at Country Ridge is there way to work on the specs for a new roof to get it started.

Russell Antonacci commented yes, we can do them on a building-by-building basis.

7. New Business - none

8. Old Business

- a. Discussion and possible action on 2023 proposed budget – the commission reviewed the numbers and categories for the budget line items.

A motion was made by Dan DiVito, and seconded by Sharon Pratt to approve the 2023 Housing Authority proposed Budget with the modifications that were recommended at tonight's meeting.

By voice vote the motion was passed unanimously

- b. Discussion and possible action on proposed new Bylaws

A motion was made by Dan DiVito, and seconded by Sharon Pratt to table.

Chair Janelle Wilk stated we are still working so all documents to match.

By voice vote the motion was passed unanimously

9. Resident Commissioner Report

Sharon Pratt reported: I am visiting all three sites prior to the meetings.

1. The Recertifications handed in were sent to Lori.
2. Because Eversource bills have gone up, if the commission could look into the utility allowance.

10. Public Participation

Diane Lautenschlager spoke.

Jerry Gilbert, Truman Terrace spoke.

11. Adjournment

A motion was made by Dan DiVito and seconded by Sharon Pratt to adjourn meeting at 7:10 p.m.

By voice vote the motion was passed unanimously

Janelle Wilk
Watertown Housing Authority

**WATERTOWN HOUSING AUTHORITY
1091 Buckingham Street
Watertown, Ct 06795**

**Special Meeting
Wednesday, February 22, 2023
10:00 A.M.**

MINUTES

A special meeting was held by the Housing Authority on Wednesday, February 22, 2023 via zoom – 10:00 A.M.

Chair Janelle Wilk called the meeting to order at 10:20 a.m.

1. Roll Call

Members Present: Janelle Wilk – Chairwoman
Dan DiVito – Vice Chairman
Sharon Pratt – Resident Commissioner

Absent: Denise Russ – Commissioner
Carmine Verno – Commissioner

Others Present: Lori Finke, Property Manager

2. New Business

a. Discussion and possible action on price for Energy/Utility Allowance

Janelle Wilk thanked Sharon Pratt for bringing up the energy/utility allowance at the last meeting where it has been 50 and 55 for many years.

Sharon Pratt stated it helps out the existing tenants and possible new tenants who are waiting to get into the surrounding areas which are 30 percent of total income all-inclusive which means they don't have to pay for the heat and lights. We have lost tenants who are going to other places where it is inclusive. This is a twofold purpose having to help the existing tenants who are living here and giving an incentive for people who won't move out for the 30 percent all inclusive.

Dan DiVito asked how the allowance is paid out.

Janelle Wilk answered it is every month year around.

Janelle Wilk stated we can start at 60 and 65 and then in the future we can think of other ways for incentives.

A motion was made by Dan DiVito and seconded by Sharon Pratt to adjust the utility allowance from 50 and 55 to 60 and 65.

By voice vote the motion was passed unanimously

Janelle Wilk we will now have our utility allowance go from 50 and 55 to 60 and 65.

3. Adjournment

A motion was made by Dan DiVito and seconded by Sharon Pratt to adjourn meeting at 10:34 p.m.

By voice vote the motion was passed unanimously

Janelle Wilk
Watertown Housing Authority



WHA PAYABLES

3/7/2023
1:40 PM

Watertown Housing Authority
Accounts Payable
March 2023

Type	Date	Num	Name	Memo	Location	Amount
Bill	02/18/2023	TT B1	3J's Painting LLC	TT B1 prep & paint	Truman Terrace	2,230.00
Bill	02/24/2023	123007 022423	Ace Hardware of Watertown	Statement ending 02/24/23	All	419.71
Bill	02/28/2023	i134544	American Rooter LLC	BT D3 - snake bathroom sink	Buckingham Terrace	238.50
Bill	03/01/2023	518728	Complete LLC	monthly contracted services	All	6,750.00
Bill	02/22/2023	090669	Dumouchel Paper	supplies	All	136.99
Bill	02/14/2023	5154 346 4002	Eversource	Service 01/17 - 01/27/23	Truman Terrace	59.46
Bill	02/01/2023	5139 798 3032	Eversource	Service 01/03-02/01/23	Truman Terrace	112.46
Bill	02/24/2023	5113 818 3082	Eversource	Service 01/27/23-02/24/23	Truman Terrace	549.03
Bill	02/24/2023	5125 298 3036	Eversource	Service 01/27/23-02/24/23	Buckingham Terrace	611.41
Bill	02/24/2023	5127 946 4093	Eversource	Service 01/27/23-02/24/23	Buckingham Terrace	112.62
Bill	02/24/2023	5129 979 3026	Eversource	Service 01/27/23-02/24/23	Country ridge	29.55
Bill	02/24/2023	5131 089 3094	Eversource	Service 01/27/23-02/24/23	Country ridge	31.22
Bill	02/24/2023	5135 689 3081	Eversource	Service 01/27/23-02/24/23	Country Ridge	452.44
Bill	02/24/2023	5141 028 3030	Eversource	Service 01/27/23-02/24/23	Truman Terrace	117.51
Bill	02/24/2023	5141 089 3093	Eversource	Service 01/27/23-02/24/23	Country ridge	33.64
Bill	02/24/2023	5144 889 3081	Eversource	Service 01/27/23-02/24/23	Country ridge	29.17
Bill	02/24/2023	5147 056 4014	Eversource	Service 01/27/23-02/24/23	Country ridge	40.34
Bill	02/24/2023	5152 818 3080	Eversource	Service 01/27/23-02/24/23	Truman Terrace	72.68
Bill	02/24/2023	5154 346 4002	Eversource	Service 01/27/23-02/24/23	Truman Terrace	165.76
Bill	02/24/2023	5154 889 3080	Eversource	Service 01/27/23-02/24/23	Country ridge	27.69
Bill	02/24/2023	5155 789 3047	Eversource	Service 01/27/23-02/24/23	Country ridge	57.84
Bill	02/24/2023	5159 366 4089	Eversource	Service 01/27/23-02/24/23	Truman Terrace	45.33
Bill	02/24/2023	5160 546 4056	Eversource	Service 01/27/23-02/24/23	Truman Terrace	39.85
Bill	02/24/2023	5160 799 3003	Eversource	Service 01/27/23-02/24/23	Country ridge	39.42
Bill	02/24/2023	5161 089 3091	Eversource	Service 01/27/23-02/24/23	Country ridge	28.06
Bill	02/24/2023	5172 826 4052	Eversource	Service 01/27/23-02/24/23	Truman Terrace	112.62
Bill	02/24/2023	5175 889 3077	Eversource	Service 01/27/23-02/24/23	Country ridge	33.64
Bill	02/24/2023	5181 389 3054	Eversource	Service 01/27/23-02/24/23	Country ridge	36.80
Bill	02/24/2023	5182 936 4033	Eversource	Service 01/27/23-02/24/23	Truman Terrace	39.20
Bill	02/24/2023	5190 799 3000	Eversource	Service 01/27/23-02/24/23	Country ridge	39.78
Bill	03/06/2023	5191 018 3029	Eversource	Service 01/27/23-02/24/23	Truman Terrace	68.57
Bill	02/24/2023	5760 163 0056	Eversource - Gas	Service 01/26/23-02/24/23	Country Ridge	396.61
Bill	02/20/2023	22861	J & J Lock LLC	CR 40 service call	Country Ridge	224.00
Bill	03/01/2023	03 2023	Janice Connor	Mar 2023 - supplies	All	300.00
Bill	02/10/2023	243204	Millette Pest Control LLC	BT roach treatment	Buckingham Terrace	75.00
Bill	02/10/2023	07881-138731-01-1	Optimum BT	Service 02/15-03/14/23	Buckingham Terrace	194.65
Bill	02/10/2023	07881-134130-01-9	Optimum CR	Service 02/15-03/14/23	Country Ridge	233.91
Bill	02/10/2023	07881-138730-01-3	Optimum TT	Service 02/15-03/14/23	Truman Terrace	204.65
Bill	02/07/2023	6899	PJ Electric, Inc.	TT B9 - repaired power issue	Truman Terrace	175.00
Bill	02/08/2023	6902	PJ Electric, Inc.	CR 1- repaired electrical short and restored pow	Country Ridge	105.00

3/7/2023
1:40 PM

Watertown Housing Authority
Accounts Payable
March 2023

Type	Date	Num	Name	Memo	Location	Amount
Bill	02/13/2023	4405	Propertyworx LLC	Wait list update mailing	All	83.20
Bill	03/01/2023	4426	Propertyworx LLC	Mar 2023 management services	All	6,930.00
Bill	01/31/2023	14995	Quisenberry Arcari Malik LLC	TT - Window replacement	Truman Terrace	1,342.50
Bill	02/02/2023	24816	Ray Palmer Plumbing & Heating, Inc.	TT B-11 Repair shower valve	Truman Terrace	97.79
Bill	02/04/2023	24817	Ray Palmer Plumbing & Heating, Inc.	BT B-1,C-1 Community bldg - thaw frozen pipes	Buckingham Terrace	480.00
Bill	02/14/2023	24818	Ray Palmer Plumbing & Heating, Inc.	CR 11 - check heat	Country Ridge	610.32
Bill	02/10/2023	108673	St. of CT Bureau of Boilers	Insp/Cert fee 117446 Truman Terrace	Truman Terrace	80.00
Bill	02/10/2023	108726	St. of CT Bureau of Boilers	Insp/Cert fee 114560 BT and 084435 CR	Buckingham Terrace & Country Ridge	160.00
Bill	01/30/2023	6035 5178 1216 6394	Staples Credit Plan	monthly charges CR	Country Ridge	52.57
Bill	03/01/2023	0602938219 BT	USA Hauling & Recycling Inc	BT monthly service	Buckingham Terrace	416.41
Bill	03/01/2023	0602938220 CR	USA Hauling & Recycling Inc	CR monthly service	Country Ridge	416.41
Bill	03/01/2023	0602938218 TT	USA Hauling & Recycling Inc	TT monthly charge	Truman Terrace	464.62
Bill	02/24/2023	1020740 0223	Watertown Fire District	TT Service 0/17 - 02/15/2023	Truman Terrace	315.73
Bill	02/28/2023	5428	Western CT Area Agency on Aging, Inc.	Feb 2023 RSC services	All	2,125.00
						<u><u>28,244.66</u></u>



Property Manager Update

Open Apartments as of March 6, 2023

Complex	Unit #	Condition / Necessary Work	Comment
Country Ridge			
Full			
Buckingham Terr.			
4 Open 3 Available			
	A-6	Currently unrentable	
	A-3	Resident passed away	Family is emptying the apartment.
	B-7	Resident passed away	Family is emptying the apartment.
	D-4	Resident is relocating	Family is helping the resident move 3/3/23
Truman Terrace			
5 Available			
	B-1	Showed/Showing	
	A-8	Resident is relocating	Moving out beginning of March.
	C-6	Showing	
	B-7	Showing	
	B-4	Showing	
New Tenants since 11/1/2020			
Country Ridge			
	31	Irene Lucewicz	12/1/2020
	34	Charles Mordenti (Wife passed 1/21)	1/1/2021
	32	Claire Cipriano	10/1/2021
	26	Mario Mancini	7/1/2022
	34	Louella Plaut	8/15/2022
	40	Arnold Torretta	3/1/2023
Buckingham Terr			
	B-5	Chiarini Orsini	11/15/2020
	B-2	Wendy Cote	1/15/2021
	C-2	Margret Hillman	3/1/2021
	C-6	Valerie Whitford	5/1/2021

	C-5	Steven Pappineau	6/1/2021
	A-6	Thomas St. Onge	8/15/2021
	C-4	Domenic Petro	9/1/2021
	D-2	Mark Rayel	6/1/2022
	A-2	Josephine Brantmeyer	11/1/2022
Truman Terr.			
	C-13	Judith Wrogg	12/1/2020
	C-11	Robin Lynn Teach	4/1/2021
	C-17	Francis Membrino	4/1/2021
	C-1	Gertrude Druan	8/15/2021
	A-8	Lisa Perrucci	9/1/2021
	B-2	Diane Lautenschlager	9/1/2021
	B-5	Roger Anctil	10/15/2021
	B-10	Maureen Murray	11/12/2021
	B-1	Rosemary Ann LoRusso	12/17/2021
	B-4	William Behr	12/17/2021
	B-1	Keivn Pzafer	8/1/2022
	C-19	Edmond Charette	9/1/2022
	C-15	Madeline DiStiso	9/1/2022
	B-12	Janice Gentil	11/1/2022
	A-3	Patricia Nielson	3/1/2023
Transfers			
Buckingham Terr.	A-6 - A1	Marza Noss	12/12/2020
Truman Terr.	C-15 - C-5	Ayriye Osman	8/1/2021
Truman Terr.	B-1 - C-14	Keivn Dzafer	11/1/2022
Buckingham Terr.	A- 6 - B-2	Tom St. Onge	12/15/2022
Truman Terr	B-7 - C-9	Karen Searles	1/4/2023



WHA MAINTENANCE

29 Work Orders

DUE	WO#	STATUS	WORK ORDER TITLE	PRIORITY	ASSIGNEE(S)	LOCATION NAME	ASSET	LAST UPDATED	CREATED ON
	1237	Open	BT D2 Sprayer hose is cracked	NONE				03/06/23	03/06/23
02/13/23	1209	Complete	TT B-8 Toilet will not flush	NONE	Lori Finke	Joan McBride, Unit B-8, 203-982-2882		03/06/23	02/13/23
02/14/23	1210	Complete	BT C-8 Kitchen sprayer needs replacing	NONE	Lori Finke	Joyce and Robert Goldfarb, Unit C-8, 860-462-6135 PLEASE CALL FIRST		02/15/23	02/13/23
02/20/23	1213	Complete	TTC-19 Bath tub is draining very slowly	NONE	Lori Finke	Edmond Charette, UnitC-19,203-560-8374		02/21/23	02/20/23
02/20/23	1214	Complete	TT C-18 the tub is draining very slowly	NONE	Lori Finke	Martha Nemiccola, UnitC-18, 860-274-6956		02/21/23	02/20/23
02/20/23	1212	Complete	BTC-8 Toilet tank has a crack and small leak	NONE	Lori Finke	Joyce and Robert Goldfarb, Unit C-8, 860-462-6135 PLEASE CALL FIRST		02/23/23	02/17/23
02/20/23	1211	Complete	BT C-8 AC knob was broken off	NONE	Lori Finke	Joyce and Robert Goldfarb, Unit C-8, 860-462-6135 PLEASE CALL FIRST		02/23/23	02/16/23
02/21/23	1215	Complete	Buckingham Terr CC closet	NONE	Lori Finke	Watertown Housing Authority - Buckingham Terrace		02/23/23	02/20/23
02/21/23	1216	Complete	CR 9 Backdoor trim came off.	NONE	Lori Finke	Mary Stack, Unit 9, 860-274-0387		03/02/23	02/20/23
02/21/23	1217	Complete	TT C-8 Close up hole where mice were entering.	NONE	Lori Finke	Angelo and Barbara Rinaldi, Unit C-8, 860-274-1294		02/23/23	02/20/23
02/21/23	1218	Complete	TT C-14 Remove table from outside C-14	NONE	Lori Finke	C-14 Kevni Dzafer 203-841-8080		02/23/23	02/20/23
02/21/23	1219	Complete	CR343 items see below	NONE	Lori Finke			02/23/23	02/20/23
02/23/23	1220	Complete	BTA-1 Mold issue in bathroom area	HIGH	Lori Finke	Marzia Noss, Unit A-1, 203-217-3942		02/23/23	02/22/23
02/23/23	1221	Complete	CR 12Tub is draining slow and tub spout needs caulk.	NONE	Lori Finke	Alice Hughes, Unit 12, 339-201-3509		02/23/23	02/22/23
02/27/23	1224	Complete	CR 9 Secure the back door with a second lock.	NONE	Lori Finke	Mary Stack, Unit 9, 860-274-0387		03/06/23	02/27/23
02/27/23	1225	Complete	BT Community Center	NONE	Lori Finke	Watertown Housing Authority - Buckingham Terrace		03/01/23	02/27/23
02/27/23	1226	Complete	CR 13 Tiny ants	NONE	Lori Finke	Deborah Manley, Unit 13, 959-209-4322		03/01/23	02/27/23
02/27/23	1222	Complete	TT CC Please hang drop box.	NONE	Lori Finke	Watertown Housing Authority - Truman Terrace		02/24/23	02/23/23
02/27/23	1223	Complete	BT CC Please hang drop box.	NONE	Lori Finke	Watertown Housing Authority - Buckingham Terrace		02/24/23	02/23/23

02/28/23	1227	Complete	Bt D-4 clogged toilet	HIGH	Lori Finke	Dolores Pescetelli, Unit D-4, 860-274-5992	03/01/23	02/28/23
03/01/23	1228	Complete	Bf D-8 Install exhaust fan in the bathroom	NONE			03/06/23	02/28/23
03/01/23	1229	Complete	CR 18 - Door is very difficult to open. Not the lock door sticks	HIGH	Lori Finke	Joyce DeMarest, CR 18, 860-283-7238(h) 959-209-0612(c)	03/02/23	03/01/23
03/02/23	1230	Complete	Bf CC clip for light switch	NONE	Lori Finke	Watertown Housing Authority - Buckingham Terrace	03/03/23	03/02/23
03/02/23	1231	Complete	CR 23 Please add knobs to the kitchen cabinets	NONE	Lori Finke	Ralph Lee Meyers, Unit 23, 203-819-2133	03/03/23	03/02/23
03/02/23	1232	Complete	CR27 Add knobs	NONE	Lori Finke	Carol Minicucci, Unit 27, 860-274-5026	03/03/23	03/02/23
03/06/23	1233	Complete	CR35 Large burner- not working please replace	NONE	Lori Finke	Teresa Hunt, Unit 35, 203-945-9274	03/07/23	03/03/23
03/06/23	1234	Complete	TT B-ItoC15 Swap refrigerators	NONE	Lori Finke	Madeline Di Stiso, UnitC-15, 203-217-0984	03/07/23	03/05/23
03/06/23	1235	Complete	TT Bf hallway remove paint	NONE	Lori Finke	Bf Available	03/07/23	03/05/23
03/06/23	1236	Complete	TTC-19Mold behind cabinet	NONE	Lori Finke	Edmond Charette, UnitC-19,203-560-8374	03/06/23	03/05/23

29 Work Orders assigned to WorxShop