

# MINUTES

## WATERTOWN HOUSING AUTHORITY Regular Meeting: Wednesday, November 9, 2022

A regular meeting was held by the Housing Authority on Wednesday, November 9, 2022 at Truman Terrace – 6:00 P.M.

Chair Janelle Wilk called the meeting to order at 6:00 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: Lori Finke, Property Manager

### 2. Chairwoman's Report

Chair Janelle Wilk wished everyone a “Happy November” and I hope everyone enjoyed the warm weather this past week. I have no report tonight because everything I have to say is included in the agenda.

### 3. Approval of Minutes

#### a. Special Meeting Buckingham Terrace – October 25<sup>th</sup>

Discussion: none.

A motion was made by Dan DiVito, and seconded by Sharon Pratt to approve the special meeting minutes of October 25, 2022.

Aye: 3 DiVito, Pratt, Wilk

Nay: 0

Abstain: 1 Russ

Motion passes

4. Approval of bills paid for:

- a. November 2022

Discussion: none.

A motion was made by Dan DiVito, and seconded by Denise Russ to approve the bills for November 2022.

By voice vote the motion was passed unanimously

5. Property Manager's Report

- a. Available Apartment Update –
1. One open at Country Ridge
  2. One open at Buckingham Terrace
  3. Four open at Truman Terrace

79 left names now on waiting list.

- b. Variance Requests – 3 variance requests, 017 & 018 we are not looking at tonight because we did not receive doctor's note yet and we will hold off on those.

Unit O-16 we have a long-time resident over at Country Ridge, her living and dining rooms is carpeted, she is in a wheelchair and every time she tries to pull in to get to the table it buckles. She is asking if that part of the carpet could come up and to put planks down that will match the kitchen and the bedroom.

There was a question on doing the whole floor instead of part of it.

A motion was made by Sharon Pratt, and seconded by Denise Russ to approve the variance request.

By voice vote the motion was passed unanimously

- c. Work Order Update – 18 new work orders with 7 open. Three of them are empty apartments that he is working.

6. New Business

a. Discussion & possible action on 2023 WHA meeting dates

A motion was made by Dan DiVito, and seconded by Sharon Pratt to approve the 2023 WHA meeting dates.

By voice vote the motion was passed unanimously

7. Old Business

a. Discussion and possible action on proposed new Bylaws.

Chair Janelle Wilk stated we have documents to run our Housing Authority more efficiently right now due to the transition, we need them to work together, to make sense.

A motion was made by Denise Russ, and seconded by Dan DiVito Russ to table.

By voice vote the motion was passed unanimously

8. Resident Commissioner Report

Sharon Pratt reported:

1. Truman Terrace has major parking issues.

9. Public Participation

Sam Orsini spoke.

Karen Whitten, C4 spoke.

Bill Damicis, C20 spoke.

Martha Nemiccolo, C18 spoke.

Madeline DiSisto, C15 spoke.

Gerald Gilbert, A2 spoke.

Roger Ancil, B5 spoke

Questions was asked to Lori in regards to assessments for energy efficiency.

10. Executive Session Time in 6:25.

a. Discussion of Gionta CHRO complaint.

A motion was made by Janelle Wilk, and seconded by Dan DiVito Russ I move that the board go into Executive Session for the purpose of a discussion about the Gionta CHRO complaint. Attending the Executive Session will be Dan DiVito, Sharon Pratt, Denise Russ, Lori Finke, and myself Janelle Wilk.

By voice vote the motion was passed unanimously

Time out 6:29.

11. Regular Session

No other motions were made.

12. Adjournment

A motion was made by Sharon Pratt and seconded by Dan DiVito to adjourn meeting at 6:30 p.m.

By voice vote the motion was passed unanimously

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Chairwoman Janelle Wilk  
Watertown Housing Authority