

BENNET HOUSING CORPORATION

Minutes of May 28, 2008

Board of Directors Meeting

Present: Cynthia Merrill, Eileen Stern, ~~Jay Giles~~; John Hamill, Suburban Greater Hartford Realty; Margo Kelleher, Lelande Capital Corporation.

Ms. Merrill called the meeting to order at 7:10 p.m.

Minutes: Ms. Merrill moved to accept the minutes of the November 28, 2007 meeting. Mr. Sabia seconded the motion, which passed unanimously.

Old Business: There was no old business.

Election of Officers: Mr. Sabia nominated the following slate of officers. Ms. Merrill seconded the motion, which passed unanimously.

Officers are: President: Cynthia Merrill
Vice President: Charles Sabia
Treasurer/Secretary: Jay Giles

Review and Acceptance of December 31, 2007 Financial Statements and Audit:

Ms. Merrill noted that we ended the year with a good amount of cash. Ms. Kelleher replied that this is due to having made only a partial payment of the PILOT. We hope to pay the balance in June along with a partial payment of the 2008 PILOT.

Ms. Stern moved to accept the audit. Mr. Sabia seconded the motion, which passed unanimously.

A discussion of the rent increase followed. Ms. Kelleher recommended that the increase not be reduced. Funds are needed to pay the PILOT, and the fuel contract expires later in the year, with possible significant increases. Mr. Hamill reported that he has entered into a 6-month extension as of April, and will need to negotiate again in October.

New Business: A resident reported that the back door opposite the elevator does not latch when you leave. Mr. Hamill was not aware of the problem and will have it addressed. Nick, the superintendent was aware of it but had not been able to fix it. Mr. Sabia asked if we had obtained a bid for a repair. Nick said no. The board suggested getting bids for a proper repair. Nick said tightening the hinges had not worked. Mr. Hamill suggested removing some of the weather stripping.

Residents said that the tree by the elevator entrance needs to be trimmed. Mr. Hamill reported that in the past the Town has done this in conjunction with trimming trees along Main Street. He would inquire if this is again a possibility, since the cost is high for us to higher a tree service with the necessary lift for just the one tree.

Residents complained that the landscape service was not diligent in removing leaves and branches. They had been piled up but not removed. Also, acorns need to be swept off the walks so they are not a tripping hazard.

Residents also called attention to curbing that was damaged by the snow plow.

Ms. Merrill asked Mr. Hamill to look into all of these issues. Ms. Stern suggested that Mr. Hamill call public works about trimming the tree, as they have done in the past.

Nick reported that he sweeps the walks every morning, but in the fall when the acorns are falling, there are more every day.

Ms. Merrill asked about the water leak that was reported in November. Nick reported that the roof has been repaired, but that the internal repairs need to be completed. He reported that Connecticut Roofing had made a series of repairs last summer, fall, and winter.

Residents commented that the building is falling apart and it should be the Town's responsibility to preserve it for the next 100 years.

A new resident noted that there is peeling paint. Mr. Hamill said that it would be taken care of this summer. Comments were also made about the condition of the hallway carpets. Mr. Hamill agreed to get prices to replace these. Ms. Kelleher noted that given the state of the budget, this must be done over time, perhaps one floor a year for the next several years.

Val Wazer reported that her kitchen needs to be painted. Mr. Hamill said that could be taken care of.

The meeting was adjourned at 8:00 p.m. on a motion by Ms. Stern, which was seconded by Mr. Sabia.