

# HOUSING AUTHORITY OF THE TOWN OF PLYMOUTH

43 Ronald Rd. – Community Hall – Unit 31; Terryville, Ct. 06786

## 7/15/2025 AGENDA – MEETING; TUESDAY AT 5:30 PM.

### COMMUNITY HALL

1. Call to order, Roll Call, Pledge of Allegiance & Invocation.– Vinnie Klimas, Chairperson. Note Meeting needs to end by 6:45PM due to conflict.
2. Minutes: Regular Minutes 6/17/2025.
3. Public Comments. General Public.
4. Executive Session Follow-up Status Report by Chairman. Discuss, and possibly take action in Executive Session regarding the previous resident topics and Attorney Mike Wrona, Esq., Eric Jay, Finance Director DeMarco; Lisa Phillimore, Interim Business Manager will be invited to attend to provide expert advise, financial, and regulatory housing advise. Resident #2 Issue. Resident #3 Issue; New Resident Issue #4.
5. Management Reports: Interim Business Manager, Lisa Phillimore: Monthly Report; Hank Poulin, PT Supr. Monthly Report Maintenance: Unit 13 except for the roof buckling repair all work and payments are complete.

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### COMMITTEE REPORTS:

#### 6. FINANCE:

- June, 2025 Financials: Cathy Mackiewicz, Treasurer and Eric Jay Director of Finance; DeMarco Co.
- Cost Certification matter– VKlimas, Chairman. \$300,000+- rough estimate for retainage and end of project costs. Possible legal costs. PAC the Contractor has finally hired a new CPA and have submitted revised Cost Certification documents which DOH/CHFA are reviewing and asking various questions which PAC are responding too. This is positive motion forward and fully subject to State reviews and comments.
- Annual Audit has begun. Cathy Mackiewicz, Treasurer and VKlimas, Chairperson. 30 day Date extension granted by DOH & CHFA.
- Rent Increase Status.

7. PHYSICAL PLANT: Vin Klimas, Chairperson and Joe Carey, Member.. Unit 13 work, insurance funds are received (except for a minor amount for water bill) and payments completed; except for roofing repairs. Unit 2 minor water leak.

Wednesday

8. RESIDENT AND HUMAN RELATIONS: Rich Bugnacki, Resident Elected member and Parking Status. Recent Resident and Human Relations Committee. Parking Update ... reviewing \$1000 (vs. \$1800) Parking Marking Contract. Projected date within the next 30 to 60 days to be completed.

**TOMORROW-WEDNESDAY- TOMORROW**  
**HOUSING AUTHORITY – GOSINSKI PARK**  
**SUMMER PICNIC**  
**INDEPENDENCE DAY (BELATED)**  
**JULY 16<sup>TH</sup> — 12 NOON!!!**  
**Hot Dogs , Hamburgers, Soda. Salads, Chips!**

9. Any Other New or Old Business?

10. NEXT REGULAR MEETING WILL BE August 19, 2025, Gosinski Park Community Hall, 5:30 pm., Tuesday.

Respectfully Submitted,

*Vinnie Klimas*  
*7/14/21*

Vinnie Klimas, Chairperson