

HOUSING AUTHORITY OF THE TOWN OF PLYMOUTH

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

→ 6/17/2025 AGENDA – MEETING; TUESDAY AT 5:30 PM.

COMMUNITY HALL

- June
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 5/20/2025.
 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., Matt Fontaine, CPA, Controller; Lisa Phillimore, Interim Business Manager (on pre-approved vacation) will be invited to attend to provide expert advise, financial, and regulatory housing advise. Resident #1 Issue. Resident #2 Issue. Resident #3.
 5. Management Reports: Interim Business Manager, Lisa Phillimore: Monthly Report (on pre-approved vacation); Hank Poulin, PT Supr. Monthly Report Maintenance: Unit 13 extensive water damage and renovated per insurance claim of approximate \$54,299.75 will be completed and we have received the Building inspector's Certificate of Occupancy. Note: there is a \$5,000 deductible on the insurance reimbursements. Insurance Request for Payment: Remaining \$31,362.50 approved awaiting check.

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COMMITTEE REPORTS:

6. FINANCE:

- May, 2025 Financials: Cathy Mackiewicz, Treasurer and Matt Fontaine, CPA, Controller; 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.
- New Annual Audit has begun. Cathy Mackiewicz, Treasurer and VKlimas, Chairperson.
- Rent Increase Status.

7. PHYSICAL PLANT: Vin Klimas, Chairperson and Joe Carey, Member..
ADA Renovations for 1 person (only one needed not two units) x apartment with
Hearing impairments; Electro-Service, Marius Myer; Status ADA requirement x
recommendation to completed (2 ADA Units for Hearing Impaired): Joe Carey,
Physical Plant completed.

Motion “ The Board of Commissioners approve to public bid the sale of surplus
new but not used property: 55 Garbage Disposals, Commercial Microwave, stove,
a few odd sized windows.”

Review of Unit 13: \$54,299.75 water leak renovations being renovated: interim
Building permit approvals for electrical, insulation, and plumbing approved.
primary work completed. \$1750 roof repairs approved and work will begin within
next 30 days. Awaiting for approved check for \$31,362.50. Other operational
\$4,74.27 costs are being reviewed ... See attached email for details.

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

9. Any Other New or Old Business?

10. NEXT REGULAR MEETING WILL BE July 15, 2025, Gosinski Park
Community Hall, 5:30 pm., Tuesday.

Respectfully Submitted,

Vinnie Klimas
Chairman
6/16/2025
Vinnie Klimas, Chairperson