

The meeting of the **Derby Housing Authority** was called to order at **6:30 PM January 9, 2013** by Joseph Romano, Chairman.

Pledge of Allegiance.

Roll Call: Joseph Romano, Stanley Muzyk, Pauline Monaco, Quentin Garatoni and Steven Nakano, Executive Director.

Approval of the Minutes of December 5, 2012.

- **Motion to approve the minutes of December 5, 2012.**

Motion by Stan Muzyk. **Second** by Quentin Garatoni. **All in Favor.** Motion passes.

Additions, Deletions or Corrections:

- **Steve made note that under the New Housing Choice a first family has completed the self-sufficient program and closed on their first home at 36 Orangetown West. This required the owners with a 30% income adjustment and HUD paying the difference to acquire the home. Unfortunately, Steve reported that the program has been eliminated for 2013.**

Public Portion:

Linda Swiski - Guardino Terrace inquired as to why there has not been a nomination or vote taken for a new Resident Advisor. Steve made note that only one resident showed interest, if there is a second resident who would be interested then a vote would need to be taken.

Pauline Monaco – Guardino Terr. commented on the hallways smelling of smoke due to residents smoking with the door open by the exits. She also noted that there currently is a resident with very bad smoke allergies and this is affecting her health.

It was noted that there currently are no “No Smoking” signs located in the building. Joe and Steve both stated that they will look into having new signs placed at all the sites that currently do not have one.

Director’s Report: Month of December, 2012

State Elderly Sites:

Stygar Terrace	Apartment #12 ready for occupancy: February 1, 2013. Apartment #24 ready for occupancy: February 1, 2013.
Cicia Manor	NO VACANCIES.
Lakeview Apartments	Apartment #8 ready for occupancy; February 1, 2013

Miscellaneous:

Bill payment report was submitted for review and placed on file.

Paid vouchers and bills were submitted for review and placed on file.

New Board of Commissioners Officers selection for 2013.

New meeting schedule for 2013 of the Derby Housing Board of Commissioners.

Section 8 Program:

Landlord checks for the month of January 2013 were processed and mailed out.

Paid vouchers and bills were submitted for review.

Bill payment report placed on file.

PIC reporting currently at 100%. There will not be any sanctions for December 2012.

- **Motion to approve the Director's Report for November 2012 as presented.**

Motion by Stan Muzyk. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Old Business:

There was no new business to come before the Commission.

New Business:

Election of Officers for the 2013 meeting year.

- **Motion to elect Joseph R. Romano as Chairperson, Quentin Garatoni as Vice Chairperson and Pauline Monaco as Treasurer.**

Chairman Joseph Romano asked three times if there were any other nominations for the Board of Commissioners for the Derby Housing Authority.

Hearing none the nominations were closed.

Motion on the table:

- **Motion to elect Joseph R. Romano as Chairperson, Quentin Garatoni as Vice Chairperson and Pauline Monaco as Treasurer.**

Motion by Stan Muzyk. **Second** by Quentin Garatoni. **All in Favor.** Motion Passes.

- **Motion to accept the Meeting Scheduled as presented:**

The following dates are for the monthly board meeting of the **Derby Housing Authority for 2013**. The board of commissioners meet on the **first (1st) Wednesday** of every month at 6:30 p.m. in the Administrative Office.

- January 9, 2013
- February 6, 2013
- March 6, 2013
- April 3, 2013
- May 1, 2013
- June 5, 2013
- July 3, 2013
- August 7, 2013
- September 4, 2013
- October 2, 2013
- November 6, 2013
- December 4, 2013
- **January 8, 2014**

Motion by Stan Muzyk. **Second** by Quentin Garatoni. **All in Favor.** Motion Passes.

- **Motion to adjourn at 6:54 PM.**

Motion by Stan Muzyk. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Respectfully submitted,

Laura A. Wabno
Recording Secretary

*These minutes are subject to the approval of the DHA Commission at their next scheduled meeting.