

MINUTES OF THE December 18, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 18<sup>th</sup> day of December 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:00am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Paul E. Levitt, Esq., Commissioners Tracie Marrow, and Eugene Haynes. Absent was Commissioner Robert Fonti.

READING AND APPROVAL OF MINUTES:

The minutes of the November, 2008 regular Board meeting were available for vote, a motion was made by Dr. William Spencer and seconded by Eugene Haynes to approve all of the minutes, as amend All in favor.

BILLS AND COMMUNICATIONS:

There were no Bills and Communication

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

Comparative Market Analysis of the Sixth Avenue property (suggested price from \$369,000 to \$339,000). If Property is sold proceeds would repay CDF and the remaining monies would be utilized for the Housing Fund. Discussed sale verse refinancing property, property currently brings in approximately \$20,000 annually.

Discussion to lend HDFC \$140,000 (See resolution)

RESOLUTIONS

Motion made by Commissioner William Spencer and seconded by Eugene Haynes authorizing the Huntington Housing Mortgage Banking Corp. to lend MHDFC the sum of \$140,000 for a term of one year at 5% fixed interest rate, to be used to repurchase units at the MH projects to be resold to persons who meet all the standards and requirements for affordable housing. All in Favor.

Motion made by Commissioner Tracie Marrow and seconded by Eugene Haynes, to lend the MHDFC the sum of \$50,000 from the Sixth Property reserve, for a term of one year at a fixed 5% interest rate, for the purpose of repurchasing units to be resold under affordable housing requirements. All in Favor.

Motion made by Commissioner William Spencer and seconded by Eugene Haynes to increase our rents to 90% of the Fair Market standards. All in Favor.

ATTORNEY'S REPORT:

No report discussed.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

No report was submitted.

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

-Barbara Elliott Vice President of the Tenant's Association: Discussed ongoing problems with other tenants here at Gateway. Allege that another tenant has had unauthorized tenancy for the past 4 years. Expressed resentment for additions made to household, which allegedly housed illegal guests.

-John Elliott expressed concerns about his 1995 application for Housing. He was informed to make a request for application status on the waiting list using the request forms located in the HHA lobby.

OLD BUSINESS:

ADJOURNMENT:

Upon motion by Dr. William Spencer duly seconded by Eugene Haynes, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

  
Secretary

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Date

MINUTES OF THE November 11, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 11<sup>th</sup> day of November 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:00am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Paul E. Levitt, Esq., Commissioners Tracie Marrow, Robert Fonti and Eugene Haynes.

READING AND APPROVAL OF MINUTES:

The minutes of the October, 2008 regular Board meeting were available for vote, a motion was made by Dr. William Spencer and seconded by Eugene Haynes to approve all of the minutes, as amended. All in favor.

BILLS AND COMMUNICATIONS:

Lloyd Williams submitted a letter challenging the election results of Tracie Marrow.

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

MH Homeowners Association would like HHA to increase \$10 per unit (\$4800 annual budgetary increase).

Executive Director recommends having a staff member trained in light boiler maintenance.

RESOLUTIONS

Resident Commissioner Tracie Marrow nominated treasure for the Huntington Housing Authority Board of Commissioners. Motion made by Dr. Spencer, and seconded by Commissioner Eugene Haynes.

ATTORNEY'S REPORT:

No report discussed.

COMMITTEE REPORTS:

FINANCE COMMITTEE:

No report was submitted.

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

-Maryland Strickland, President of Tenant Association-discussed various issues surrounding security and apartment access. Moreover, Ms. Strickland made a request to purchase Hams for the residents from Tenant Association funds.

-Ernestine Marrow Vice President of Tenant Association discussed a need for maintenance and wants to know Reynaldo's status. In addition, she is concerned about poor lighting and suggested that we provide notice when doing leave removal, to protect the cars in the parking lot.

-Barbara Elliott Vice President, of the Tenant's Association, discussed her grievances about Laundry Personnel.

-Dana Nelson discussed recent termination notice. Tenant advised to talk to Ra-Shime or Executive Director. Paul Levitt advised tenant to discuss matter with the hearing officer.

-Stepahnie Banks submitted her concerns in writing.

OLD BUSINESS:

ADJOURNMENT:

Due to time constraints remaining agenda will be covered at sub committee meeting that will be held before the next scheduled meeting, upon motion by Dr. William Spencer duly seconded by Robert Fonti, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

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Secretary

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Date

MINUTES OF THE October 21, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 9<sup>th</sup> day of September 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:45am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Paul E. Levitt, Esq., Commissioner Cynthia Gonzalez, and Commissioner Haynes.

READING AND APPROVAL OF MINUTES:

The minutes of the September 9<sup>th</sup>, 2008 regular Board meeting were approved. Motion made by Eugene Haynes and Seconded by Commissioner Gonzalez.

BILLS AND COMMUNICATIONS:

Anonymous Letter address to the Board was read.  
Letter from Elizabeth Zino was read, along with HA response.

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

- 1) The Board Commissioner remarked about the improved conditions at Gateway Gardens
- 2) SEMAP (Section Eight Management Assessment Program) and the PHAS (Public Housing Assessment System) annual submissions discussed.
- 3) Additional Staff needs were discussed.
- 4) The Housing Authority's financial status was discussed, including the need to possibly re-visit the allocation of the operating subsidy.
- 5) Tenant Commissioner Election will be held on October 22, 2008. There was a discussion about modifying the nomination requirements for the next election.

EXECUTIVE SESSION

The Board went into Executive Session to discuss legal and human resource matters.

RESOLUTIONS

- 1) Board Resolution motion offered to hire a part-time maintenance staff member and a part-time clerical staff member Motion offered by Chairman Spencer and seconded by Commissioner Haynes, all in favor
- 2) Board Resolution motion offered to hire a Hiring Officer, in regards to a human resource matter, at the a fee not to exceed \$1,000.00

ATTORNEY'S REPORT:

Report given in Executive Session

COMMITTEE REPORTS:

No report discussed.

FINANCE COMMITTEE:

No report was submitted.

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

OLD BUSINESS:

ADJOURNMENT:

The meeting was concluded in regular fashion, upon motion by Dr. William Spencer duly seconded by Eugene Haynes, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

  
Secretary

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Date

MINUTES OF THE September 9, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 9<sup>th</sup> day of September 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:30am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Paul E. Levitt, Esq., Commissioner Cynthia Gonzalez, Robert Fonti, and Commissioner Haynes.

READING AND APPROVAL OF MINUTES:

The minutes of the June 10<sup>th</sup> and August 12th, 2008 regular Board meeting were approved. Motion made by Eugene Haynes and Seconded by Commissioner Spencer.

BILLS AND COMMUNICATIONS:

Letter from Town Supervisor  
Request from a homeowner requesting assistance on the sale of her unit  
Reasonable accommodations request from tenant (Executive session).

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

- 1) HUD SEMAP (Section Eight Management Assessment Program) scores indicate that HHA is no longer a troubled agency. Commissioner Spencer and Siela Bynoe discussed ways to show gratitude to staff.
- 2) Five year Plan is approved contingent upon a comprehensive review within 30 days. Approved with any changes that are requested. Motion made by Comm. Fonti and Seconded by Comm. Spencer.
- 3) Executive Director negotiated a ¼ of point interest rate **increase** on all HHA Accounts.
- 3) The Lawn mower is beyond repair, a replacement is needed.
- 4) Tenant Commissioner Election will be held on October 22, 2008.
- 5) Criminal History checks discussed. Comm. Fonti discussed the need for a self certification within a 30 day period.
  - A) HHA would like to request backround information from landlords;
  - B) A Tenant self certification for police contact
- 6) Concrete and roofing to begin this month
- 7) Plumbing issues discussed.

RESOLUTIONS

ATTORNEY'S REPORT:

No report discussed.

COMMITTEE REPORTS:

No report discussed.

FINANCE COMMITTEE:

No report was submitted.

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

HUD representative **Delores Melvin** discusses the progress of HHA. In addition, she will be on site monthly for technical support and training of staff. Ms. Melvin commended Rachel Pastuch and recommended the Executive Director to receive rent calculation training.

OLD BUSINESS:

ADJOURNMENT:

The meeting was concluded in regular fashion, upon motion by Dr. William Spencer duly seconded by Eugene Haynes, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

  
Secretary

\_\_\_\_\_  
Date



MINUTES OF THE August 12, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 12<sup>th</sup> day of August 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:30am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Paul E. Levitt, Esq., Commissioner Cynthia Gonzalez, and Robert Fonti. Commissioner Haynes was absent.

READING AND APPROVAL OF MINUTES:

The minutes of the July, 2008 regular Board meeting were tabled.

BILLS AND COMMUNICATIONS:

Request from Tracie Marrow for \$150 for the Annual Back to School Barbecue.

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

- 1) HUD CMAP scores indicate that HHA is no longer a troubled agency.
- 2) Five year Plan tabled if amendments are needed.
- 3) Weatherization Grant will be \$116,000 (\$2900 per unit).
  - a) DHCR noted that our roofs and windows needs repair.
  - b) HHA set aside \$64,000 for roof repair, only \$55,100 of that will be utilized.
  - c) Total cost \$171,000 excluding windows. Our only obligation is the \$55,100 difference.
- 4) Executive Director is negotiating for higher interest rate.
- 5) Pending holdovers, and evictions
- 6) 100% leased up at Gateway and Millennium Hills

## RESOLUTIONS

- 1) Request for \$150 for an Annual Back to School Barbecue is approved. Motion made by Comm. Spencer, motion seconded by Comm. Gonzalez, All in Favor.
- 2) A motion was made to write-off uncollectible overdue rents for Gateway Gardens and Millennium Hills, by Comm. Spencer, and seconded by Robert Fonti. All in Favor.
- 3) The Executive Director, Comm. Fonti, and Paul Levitt Esq. to enter into contract with LIHP, contract is subject to Board clarification and approval. Motion made by Comm. Spencer and seconded by Comm. Gonzalez. All in Favor.

## ATTORNEY'S REPORT:

No report discussed.

## COMMITTEE REPORTS:

No report discussed.

## FINANCE COMMITTEE:

No report was submitted.

## OUTREACH COMMITTEE:

No report was submitted.

## NEW BUSINESS

**Ms. Maryland Strickland:** President of Resident Association is requesting video surveillance do to people hanging out late at night.

**Comm. Spencer** stated that he would support the utilization of cameras if the tenant's association could locate funding.

**Executive Director** stated that she has walked the grounds with the Police and showed them the areas of concern for illegal criminal activities. The Police informed HHA that they would utilize all its resources to increase patrols and other means to prevent unlawful activity here at Gateway Gardens.

**Comm. Robert Fonti:** asserted unsuccessful efforts to solicit funding in the past from the Huntington Enrichment Center and The Town of Huntington.

**Ms. Barbara Elliott:** Asked a question concerning an alleged domestic dispute on grounds and existing policies related thereto.

## OLD BUSINESS:

## ADJOURNMENT:

Due to time constraints remaining agenda will be covered at sub committee meeting that will be held before the next scheduled meeting, upon motion by Dr. William Spencer duly seconded by Robert Fonti, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

  
Secretary

\_\_\_\_\_ Date

**MINUTES OF THE June 10, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING**

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 10<sup>th</sup> day of June 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:00am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

**ROLL CALL:**

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Commissioners Eugene Haynes, Cynthia Gonzalez, Robert Fonti and Paul Levitt.

**READING AND APPROVAL OF MINUTES:**

The minutes of the April and May 2008, regular Board meeting were approved.

**BILLS AND COMMUNICATIONS:**

There were no Bills and Communications

**SECRETARY'S REPORT:**

There was no report of the secretary

**DIRECTOR'S REPORT:**

Discussions:

- Re-allocation of operating funding for Millennium Hills and Gateway Gardens
- Redevelopment of land and Mr. Monpicciolo report (See New Business for details)
- Copy services contract tabled until next meeting

**RESOLUTIONS**

- Based upon utility cost and project cost for Gateway and Millennium Hills the allocation of funding will be distributed as follows: 81% for Gateway Gardens and 19% for Millennium Hills. The motion was made by Commissioner Spencer, and seconded by Commissioner Haynes. All in favor.
- A motion was made by Comm. Spencer and seconded by Comm. Haynes for \$100 per month car allowance to compensate Housing Inspector Oswald Corrales for additional fuel expense. All in Favor.
- A motion was by Comm. Spencer and seconded by Comm. Haynes for a 4% increase in Susan Ortega salary. All in Favor.

**ATTORNEY'S REPORT:**

**COMMITTEE REPORTS:**

No report discussed.

**FINANCE COMMITTEE:**

- Millennium Hills \$129,000 Development set aside for repayment of debt. In addition, \$40 to \$50 thousand is in reserve.

**OUTREACH COMMITTEE:**

No report was submitted.

**NEW BUSINESS**

- Visitor Monpicciolo's discussed potential plans for new development which would increase revenue.
- Suggest developing a multi level senior development with elevators for more density.
- Suggest redeveloping the entire site, and constructing Town Houses.
- Monpicciolo outlined the steps he would take for the project, such as first meeting with HUD, secondly, meeting with the Town Supervisor for letter of support, thirdly, obtain pro-bono services of an architect for a feasibility assessment. Then he would analyze and discuss with the Executive Director and residents.
- Monpicciolo describes the above-mentioned as a four to six month process.
- Discussion regarding financial resources and tax credits not audible.
- Section 8 project based units would benefit the Administrator over the long run.

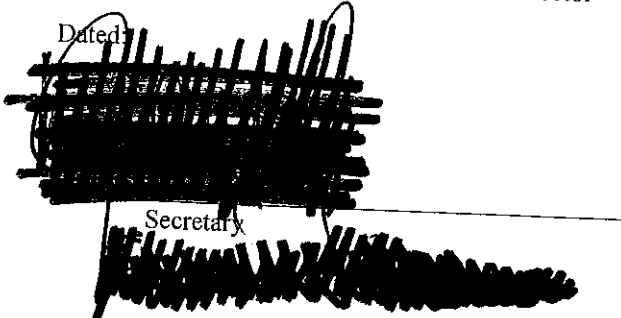
**OLD BUSINESS:**

**ADJOURNMENT:**

Due to time constraints remaining agenda will be covered at sub committee meeting that will be held before the next scheduled meeting, upon motion by Dr. William Spencer duly seconded by Eugene Haynes, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

  
Secretary

Date

MINUTES OF THE May 13, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 13<sup>th</sup> day of May 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:00am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Commissioners Eugene Haynes, Cynthia Gonzalez, Robert Fonti and Paul Levitt.

READING AND APPROVAL OF MINUTES:

The minutes of the April, 2008 regular Board meeting were tabled. Commissioner Spencer requested more content.

BILLS AND COMMUNICATIONS:

There were no Bills and Communications

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

- Executive Director is interested in using the weatherization grant to cover the conversion from oil gas.
- Proposal from current insurance carrier with 10% premium reduction for same coverage.
- Quote for Property Manager Coverage (currently no coverage) \$1,750 plus \$66.60 premium tax, and \$250 policy services.
- Gateway \$46,250 and Millennium Hills \$46,150 (Insurance)
- Commissioner Fonti concerned about not having nothing to compare quote too and the exclusions listed in quotes are a major concern.

RESOLUTIONS

- A motion was made by Commissioner Haynes and seconded by Commissioner Gonzalez to employ the Foxen Agency as Insurance Provider, and the Executive Director is authorized to look into obtaining property management coverage and the cost of buying back exclusions, particularly lead and mold (3 in favor, 0 opposed, and 1 abstention).

ATTORNEY'S REPORT:

COMMITTEE REPORTS:

No report discussed.

FINANCE COMMITTEE:

- Projected Operating Budgets: Millennium Hills surplus \$18,000, Gateway Gardens deficit \$68,000, Section 8 surplus \$52,000
- Public Housing project expense \$411,000 (except utilities), Utility cost \$145,000.
- Income is the money received from rents \$384,000
- HUD subsidy \$173,394, plus add-on from other sources amounting to \$187,000 in subsidies.
- Utility cost for Gateway \$128,000, Millennium Hills \$17,000
- Disparity between the two makes equal budgetary split unfair
- To correct the discrepancy, consideration will be given to project and utility cost, and income. Then by dividing the subsidy on an allocation percentage that is fair (80-20 split). This makes \$50,000 available for Gateway Gardens.

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

OLD BUSINESS:

ADJOURNMENT:

Due to time constraints remaining agenda will be covered at sub committee meeting that will be held before the next scheduled meeting, upon motion by Dr. William Spencer duly seconded by Eugene Haynes, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

  
Secretary

  
Date

MINUTES OF THE April 8, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 8<sup>th</sup> day of April 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:00am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Eugene Haynes, Cynthia Gonzalez and Paul Levitt. Robert Fonti absent

READING AND APPROVAL OF MINUTES:

The minutes of the March, 2008 regular Board meeting were available for vote, a motion was made by Dr. Spencer and seconded by Cynthia Gonzalez to approve all of the minutes.

BILLS AND COMMUNICATIONS:

There were no Bills and Communications

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

- Gateway Garden residents meeting, was held on Tuesday April 1, 2008. Present was Siela Bynoe, Susan Ortega, and Ra-Shime Rivers. Approximately 25 residents were in attendance to discuss any areas of concern such as projects and funding. Residence association was established during this meeting.
- RFP's for Insurance Coverage will be accepted until May 2, 2008. Last year we accepted services from a new company which increased our coverage and lowered our premiums.
- Allied Account Service is interested in collecting our rental arrears. Allied agrees to split monies recovered 60 our favor 40 theirs. Under traditional landlord/tenant circumstances 50/50 split is customary. Many collection agencies are not interested in Public Housing Collections. Cost is only accessed on what is recovered.
- Corrective Action Plans submitted on March 31, 2008. Successfully satisfied 147 items.
- On Wednesday April 24, 2008, a meeting will be held with Kaye Rosenthal (Red Cross) to implement Emergency Preparedness Plan for Gateway Garden residents.
- Commissioner Spencer expressed some concerns about the possibility of sex offenders residing in our sites. Executive Director explained criminal history checks are conducted annually. In addition, Suffolk P.D. emails this office regarding the release of sex offenders. Moreover, HUD Inspector General submits a CD identifying sex offenders, in the area.



- Video Surveillance and security issues discussed (Millennium Hills). Executive Directors is working to increase the Family Service League's presence. In addition, increased security mechanism such as increase lighting and increased police presence. \$25,000 expected in grant money can be used to improve the lighting at Millennium Hills.
- Laundry renovation plans discussed to include the Automatic Industries being responsible for the utilities. Automatic Industries would take on cost of utilities with 40 in our favor, 60 their's. For a period of seven years. The cost of metering is a concern, as well as our ability to opt out and if it is provided for in the contract.
- Hot water heater replacement discussed (Emergency meeting necessary) Engineers report stated that the better option would be to put the system back together in a manner in which it is there now. The options are One or Two tanks and whether it is tied back into boiler or suited for gas. CNA - \$27,000 for one tank tied to gas. \$53,000 one tank tied into gas and electric. G & M did two tanks tied into gas and electric (\$77,300). In addition, they did one tank tied into gas and electric (\$72,000). Herber Plumbing – 2 tanks tied to gas only (\$40,000). Two 250 gallon tanks (\$39,900). Comm. Spencer stated that since the old system still works the connections should remain for additional back up.
- Commissioner Spencer recommends Executive Director to receive 3 quotes for installing 2 tanks (Gas)

#### RESOLUTIONS

- The Professional services of Allied Services (collection efforts)are approved Motion made by Commissioner Spencer and seconded by Comm. Haynes (All in Favor)
- Services of Automatic Industries approved, within the original scope of services, pending contract review. Motion made by Comm. Spencer and seconded by Comm. Haynes (All in favor).

#### ATTORNEY'S REPORT:

#### COMMITTEE REPORTS:

No report discussed.

#### FINANCE COMMITTEE:

Public Housing Deficit discussed (Tape-ended)

#### OUTREACH COMMITTEE:

No report was submitted.

#### NEW BUSINESS

#### OLD BUSINESS:

#### ADJOURNMENT:

Due to time constraints remaining agenda will be covered at sub committee meeting that will be held before the next scheduled meeting, upon motion by Dr. William Spencer duly seconded by Eugene Haynes, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Dated:

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Secretary

A large, dense black scribble completely obscuring the signature of the Secretary.

Date

MINUTES OF THE March 25, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 25<sup>th</sup> day of March 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:00am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Eugene Haynes, Robert Fonti, and Paul Levitt. Commissioner Gonzalez was absent.

READING AND APPROVAL OF MINUTES:

The minutes of the February, 2008 regular Board meeting were available for vote, a motion was made by Dr. Spencer and seconded by Robert Fonti to approve all of the minutes, with amendments to the following resolutions:

Concrete construction amended to state that Commissioner Fonti is not in favor of full site reconstruction, but in favor of those repairs identified on the insurance report.

Resolution amended with respect to the Service of Tiffany Martain to reflect \$200 per day. All in favor.

BILLS AND COMMUNICATIONS:

There were no Bills and Communications

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

- Discussed resolution to accept monthly expenditures. The Executive Director suggest that the board review expense report which includes vendor name, check number, amount, and details of expense (Matter pending further discussion of process).
- 
- Results of REAC inspections. The Executive Director advised that Gateway Gardens scored 74 and lost 14.9 points on concrete related issues. In addition, there were routine maintenance issues, such as, GFI replacement and some call for aid pull cords that were not working. These issues fall under maintenance management and have been address through the use of Work Orders.
- Executive Director advised that Millennium Hills scored a 98
- Discussed Hot Water Tank Replacement. The Executive Director perceived this issue to be an emergency and discussed options for replacement.
- Commissioner Fonti stated that he was unsure, based on his observation, whether the hot water tank constituted an emergency.
- Fonti suggested obtaining an engineers report that will detail life span, condition, and viable options for replacement.

- Discussed Laundry room upgrades. Executive Director distributed 3 proposals (Pending further board discussion). Commissioner Fonti, feels that there were other matters that the proposal didn't address.
- Commissioner Fonti wants the Executive Director to obtain vehicle identification and issue parking stickers for the purpose of oversight.
- The Executive Director advised the Board that parking lot oversight is conducted by Ra-Shime Rivers, and in early March we had 3 vehicles removed and will implement parking stickers.

RESOLUTIONS

- The Executive Director is authorized to obtain an engineer's report not to exceed \$1,000

ATTORNEY'S REPORT:

COMMITTEE REPORTS:

No report discussed.

FINANCE COMMITTEE:

No report was submitted.

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

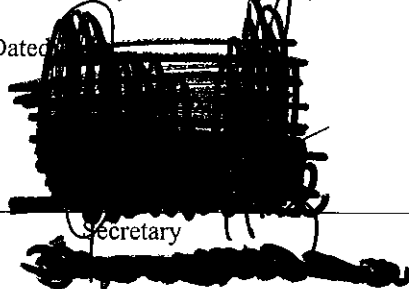
OLD BUSINESS:

ADJOURNMENT:

Due to time constraints remaining agenda will be covered at sub committee meeting that will be held before the next scheduled meeting, upon motion by Dr. William Spencer duly seconded by Robert Fonti, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Date

  
Secretary

Date

MINUTES OF THE February 19, 2008  
TOWN OF HUNTINGTON HOUSING AUTHORITY  
BOARD MEETING

A regularly scheduled meeting of the Board of the Town of Huntington Housing Authority ("THHA") was held on the 19<sup>th</sup> day of February 2008. The meeting was called to order by Chairman Dr. William Spencer at 7:00am at the Town of Huntington Housing Authority Board Room located at 1A Lowndes Avenue, Huntington Station, NY.

ROLL CALL:

There was roll call and the following Commissioners were present:

Dr. William Spencer, Executive Director Siela Bynoe, Paul E. Levitt, Esq., Commissioner Cynthia Gonzalez, Eugene Haynes, and Robert Fonti.

READING AND APPROVAL OF MINUTES:

The minutes of the December, 2007 regular Board meeting were available for vote, a motion was made by Cynthia Gonzalez and seconded by Robert Fonti to approve all of the minutes, all in favor.

BILLS AND COMMUNICATIONS:

Public Relations bill (\$1500) will be paid, future services are no longer needed.

SECRETARY'S REPORT:

There was no report of the secretary

DIRECTOR'S REPORT:

Discussions:

- Exit Interview from Auditor for operations, section 8 and public housing discussed
- Energy Consumption discussed
- Combination of smoke and carbon monoxide detectors to be installed

RESOLUTIONS

- Authorization is given to enter into contract with roofers if it's of a time sensitive nature.
- As of Jan 1, 2008, mileage reimbursement increased from .47 per mile to .51 per mile. Motion made by Haynes, and seconded by Gonzalez., all other in favor.
- Motion to approve the concrete re-construction for the front of the building not to exceed the CFP budgetary amount. Motion made by Dr. Spencer and second by Eugene Haynes. Motion not in favor by Robert Fonti, all others in favor.
- Motion to appoint Eric Wingate, as the hearing officer, to preside over six (6) HCV fair hearing cases. Hearing fee not to exceed previous hourly rate. Motion by Dr. Spencer, second by C. Gonzalez, all in favor.
- Motion to write off repayment debt for HCV participant who filed bankruptcy. Motion by Dr. Spencer, second by Eugene Haynes, all other in favor
- Motion to utilize services of Tiffany Martin for the monthly quality control reviews at a fee of \$00.00 per day. Motion by Dr. Spencer, second by Eugene Haynes. Motion not in favor by Robert Fonti, all others in favor.
- Motion to approve the Code of conduct, as it relates to the FSS program. Motion to approve, with necessary revision pending legal counsel, Dr. Spencer, Second Mr. Fonti, all in favor.

ATTORNEY'S REPORT:

- Tenant charged with Felony Drug Possession (eviction is pending)
- Another case Tenant failed to make unit accessible to staff for inspection and repairs
- A number of tenants for Non-payment of rent

COMMITTEE REPORTS:

No report discussed.

FINANCE COMMITTEE:

No report was submitted.

OUTREACH COMMITTEE:

No report was submitted.

NEW BUSINESS

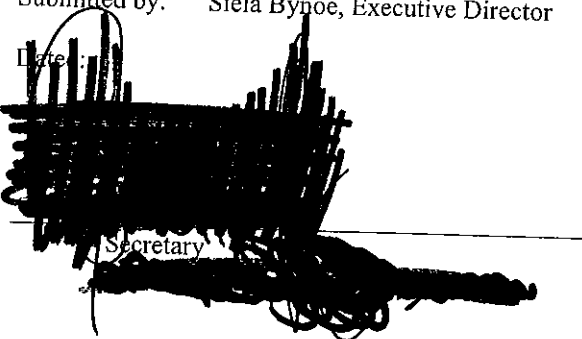
OLD BUSINESS:

ADJOURNMENT:

Due to time constraints remaining agenda will be covered at sub committee meeting that will be held before the next scheduled meeting, upon motion by Dr. William Spencer duly seconded by Robert Fonti, the Board unanimously voted to adjourn its regular meeting.

Submitted by: Siela Bynoe, Executive Director

Date:



Secretary

Date