

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF THE APRIL 2024 MONTHLY MEETING

APRIL 8, 2024

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at Dubois Garden Apartments, 181 West Street Gloversville NY on April 8, 2024 at 6:00p.m.

Board Members Present: **Ellen Anadio, Commissioner**
 Gail Peters, Commissioner
 Ronald Holly, Commissioner
 Sherry Courtney, Resident Commissioner

Others Present: **Anthony Casale, Authority Legal Counsel**
 Kayla Potter – Executive Director
 Bryan Goldberger, Esq. – Authority Labor Counsel

Commissioner Anadio called the meeting to order at 6:02 p.m. All present stood for the Pledge of Allegiance followed by a moment of silence.

Commissioner Anadio conducted a roll call memorializing the presence of the above-named individuals.

Commissioner Anadio opened the floor for public comment:

Susan Fox, Apt 107, spoke and asked about the status of the new doors.

Director Potter replied that the doors at Forrest Hill Towers were being replaced on April 15 and Kingsboro Towers is scheduled for April 16

Joyce Estey spoke and thanked the board and Director Potter for the job being done...Rummage sale is coming up. She stated that she met a new person in the building and was told by this person that her mother lives there and she told Estey that the front office gave her a key a well.Ambulance personnel should know that there is a code. [discussion from several that Gloversville Fire Department are aware of the code]

Lee Horning, Apt 405, spoke and said that there are people living in units that are not on the lease. They have been here a couple weeks.....The manhole cover outside FHT is caving in.

Commissioner Anadio introduced Dan Payne and Tim Marchan from Markum to highlight the recently completed 2020 audit [summaries were provided in the meeting packets – see packet

inserts] It was recommended that GHA adopt a capitalization policy and refine accounting guideline for GHA. ... Attorney Casale said that during the Markum's site visit earlier this year, policy changes were discussed and have already been implemented as all have seen over the last few meetings such as updating the procurement policy. The recommendations provided will be taken under advisement and further action should be anticipated in the next few months.

Commissioner Anadio opened the floor for Announcements by Commissioners and with there being none, the board proceeded with its agenda.

Commissioner Anadio opened the floor for Communications and with there being none, the board proceeded with its agenda.

Commissioner Anadio opened the floor for old business and with there being none, the board proceeded with its agenda.

The Executive Director's Report was provided by Kayla Potter.

So kind of playing off of the audit, the certifiyme that we had passed last month – they are in the process of setting up our tenant and employee portal to catch up on our recertifications..... Our designated housing plan was approved last week, which is good for two years..... Our occupancy - we are still filling units. Last month we had five move-ins instead of ten. Three of those then were moved to April, but we are still on track to fill quite a few units within April. Jesse and Toni are working vigorously, moving people and the right people. I still haven't gotten a date for REAC inspections, we are still working on those work orders to prepare for that..... Our Dubois Gardens vacant units are just about completed, and we have a few evictions proceedings pending in court, which have significantly decreased in number. We are on the right path with evictions here slowing down..... And then the projects like we said earlier, the doors are starting Forest Hill on April 15th and then they're going to Kingsboro Towers and then the day after that, they're going to tie everything together. It should be completed within three or four days....Our intercom system is going to be a three-step process. I just got the dates today. They are starting the 15th as well, and they're coming back the 22nd and it should be completed on April 24th.

Commissioner Anadio opened the floor for board committee reports and with there being none, the board continued with its agenda.

Commissioner Anadio opened the floor for new business and presented Resolution 867 regarding monthly vendor invoices and read said resolution, said resolution reading as following: into the record as follows: Whereas the Gloversville Housing Authority's Finance Committee has reviewed the monthly vendor invoices for payment of the financial obligations of the Gloversville Housing Authority for the month of March 2024 and finds all payments on the attached list to be in order. Now therefore be it resolved, the Board of Commissioners of the Gloversville Housing Authority has reviewed the monthly vendor invoices for payment as set

forth on the attached list.” A motion was made by Commissioner Holly adopting Resolution 867, and said motion was seconded by Commissioner Peters. There was no additional discussion and Resolution 867 was approved by a vote of 4-0 in the affirmative.....

Commissioner Anadio asked for a motion approving the minutes for the meeting held on March 11 2024.. Said motion was made by Commissioner Peters and seconded by Commissioner Holly. There was no further discussion and the motion was carried by a vote of 4-0 in the affirmative.

A motion was made to go into Executive Session pursuant to Public Officers Law, Section 105(1)(e) for collective bargaining negotiations pursuant to article 14 of the Civil Service Law. Said motion was made Commissioner Peters and seconded by Commissioner Holly. There was no additional discussion and motion was approved by a vote of 4-0 in the affirmative. The executive session commenced at 6:35 pm. A motion was made to end the executive session by Commissioner Peters and seconded by Commissioner Holly. The motion was carried by a vote of 4-0 and public session resumed at 6:56 pm.

A motion to adjourn the meeting was made by Commissioner Petes and seconded by Commissioner Holly. The motion carried by a vote of 4-0 in the affirmative. The meeting was adjourned at 6:57 pm.

Dated:

Lashawn Hawkins, Secretary