

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF THE JULY 2024 MONTHLY MEETING

JULY 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 June 17, 2024 at 6:00p.m.

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

Others Present: **Anthony Casale, Authority Legal Counsel**
 Kayla Potter – Executive Director

Commissioner Anadio called the meeting to order at 6:00 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:

Joyce Estey spoke and stated that there are bedbugs in the building and they are spreading. One of the tenants cleaned everything and still has. She stated that she observed tenant from unity 907 sleeping in the common area while his unit was being treated for bedbugs...Ms. Estey requested that the policy resume where move-in occur only during the week so that maintenance staff can observe items being moved in for bedbugs.

Director Potter noted that tenants have been known to remove items from the dumpster that have been thrown away by other tenants.

Estey noted that that overall things have improved and a lot of the bad element is gone. There are still issues with the cameras and intercom.

Potter said she was unaware that the cameras were down. It could be related to repairs made on the intercom

Commissioner Anadio opened the floor for Announcements by Commissioners. Commissioner Holly indicated that he recently completed a training seminar for GHA.

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.

Recovery Agreement should be finalized by August. REAC at Dubois score was 81, last year it was 57. The REAC at FHT happened today, we are hoping for a score in high 80 and we failed last year... The 2022 audit has been submitted 2023 audit is not yet ready. Clyde has had to reconcile the books and it should be done by end of July. Our new maintenance worker started today.... We are waiting on Civil Service to fill a typist position. We have had 4 move-in and overall occupancy is 84.10%. We will have all recertifications for all properties completed by August. ...Playground capital projects have been completed... The intercom repair continues. A part is needed for the analog system... The FHT door replacement is scheduled for this week.... We submitted our application for t \$3M troubled authority grants. We should know in a few months.

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. A motion was made to hold the August 2024 monthly GHA meeting on Wednesday August 14, at Kingsboro Towers, at 6pm. The motion was made Commissioner Peters and seconded by Commissioner Holly. There was not additional discussion and the motion carried by a vote of 4-0.Commissioner Anadio presented Resolution 871 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 June 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 Peters adopting Resolution 871, and said motion was seconded by Commissioner Holly. There was no additional discussion and Resolution 871 was approved by a vote of 4-0 in the affirmative.....

A motion to go into Executive Session pursuant to Public Officers Law, Section 105(1)(h) regarding proposed purchase and sale of real property was made by Commissioner Peters and seconded by Commissioner Holly. The motion was carried by a vote of 4-0. The Executive Session commenced at 6:16pm. A motion was made to end the Executive Session at 6:33pm by Commissioner Holly and seconded by Commissioner Peters. The motion was carried by a vote of 4-0. The executive session

Public session resumed. A motion to adjourn the meeting was made by Commissioner Holly and seconded by Commissioner Peters. The motion carried by a vote of 4-0 in the affirmative. The meeting was adjourned at 6:34 pm.

Dated:

Lashawn Hawkins, Secretary