

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF THE OCTOBER 2024 MONTHLY MEETING

OCTOBER 7, 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 October 7, 2024 at 6:00p.m.

Board Members Present: **Gail Peters, Commissioner**
 Ronald Holly, Commissioner
 Imari Shaw, Commissioner
 Sherry Courtney, Resident Commissioner

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

Attorney Casale, at the request of Commissioner Peters, called the meeting to order at 6:00 p.m. All present stood for the Pledge of Allegiance followed by a moment of silence.

A roll call memorializing the presence of the above-named individuals.

Commissioner Peters requested that Attorney Casale take the board through the agenda.

The floor was opened public comment:

Joyce Estey spoke and requested that the board look into walk-in bath tubs. Estey commended the board and Potter for their efforts this past year

Commissioner Holly noted that GHA is approaching the one year anniversary in Potter coming on board as Executive Director and noted the turnaround for the better since the time she has come on board

The floor was opened for Announcements of Commissioners, with there being none, the board proceeded with its agenda;

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

The floor was opened for Board Committee reports, and with there being none, the board proceeded with its agenda.

The floor was opened for Old Business, and with there being none, the board proceeded with its agenda.

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

Good news to report in that we received a 99 on our REAC inspection for Kingsboro Towers..... We had a total of 3 move-ins for September. Our occupancy is at 83%. We concluded evictions for a few units and there were a few move-outs in addition. And so we're kind of status quo, which I guess right now isn't bad thing. The goal is to have an occupancy rate in the 90's.

Attorney Casale noted that pre-covid, the occupancy rate was typically 92 or 93%

Potter continued indicating that it just takes time. ...The inspections are behind us and we can focus on turning units and filling units now..... We had a water main break last week at Kingsboro that we shut the water off. They had to do a boil water until Saturday. It was a surprise but we got that done. We also have a couple other leaks at Kingsboro and Forest Hill that we are working on..... We found a plumber and he's actually going to start the work at Forest Hill on the 29th, that is a domestic hot water leak..... Kingsboro - the maintenance guys are still trying to find all of the issues for our one leak in the Community room. There's many. It's unfortunate, but we're going through and. They have to go floor by floor, each unit to see and run the sinks. The tubs, the toilets. It is a difficult job, especially in the tower, so they're working on that. ... Bill Vangorder was unable to make it here tonight to make a presentation regarding insurance. We are going to reschedule him for a later meeting.... I did renew our property insurance with HCI Group, our auto insurance as well..... There is a resolution tonight approving the public officials insurance as well, which we'll go over with the resolutions.... We hired a tenant relations assistant for Forest Hill that starts November 4th, so Jesse will get some slack here. He's will be at Kingsboro and the new hire will be at Forest Hill 8:30 to 4:00 Monday through Friday Her name is Melissa Bacon. She's actually has housing experience, which is wonderful. We will need to train her on how we operate and she's going to be a great addition.... We received our maintenance trucks today. One is out front, the big beast out there. It's huge...And we have a resolution on the agenda authorizing the sale of the old vehicles

The floor was opened for new business.Attorney Casale presented Resolution 874 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 September 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 874, and said motion was seconded by Commissioner Holly There was no additional discussion and Resolution 874 was approved by a vote of 4-0 in the affirmative..... Attorney Casale presented Resolution 875 Regarding the Sale of Surplus property. A motion was made by Commissioner Peters adopting Resolution 875 and a second was made by Commissioner Peters. There was not additional discussion. Resolution 875 was adopted by a vote of 4-0 in the affirmative. Attorney Casale presented Resolution 876 Engaging Professional Government Underwriters, LLC for Public Officials Management & Employment Practices Liability Insurance. A motion to adopt said resolution was made by Commissioner Holly and seconded

by Commissioner Peters. There was no additional discussion and Resolution 876 was adopted by a vote of 4-0 in the affirmative.

A motion was made approving the minutes of the September 2024, said motion having been made by Commissioner Peters and seconded by Commissioner Holly. There was no additional discussion and the motion was carried by a vote of 4-0 in the affirmative.

A motion was made to hold the November 2024 monthly GHA meeting on Wednesday, November 13, 2024, at at 6pm The motion was made Commissioner Holly and seconded by Commissioner Peters. There was no additional discussion and the motion carried by a vote of 4-0 in the affirmative.

A motion to adjourn the meeting was made by Commissioner Peters and seconded by Commissioner Holly. The motion carried by a vote of 5-0 in the affirmative. The meeting was adjourned at 6:19 pm.

Dated:

Lashawn Hawkins, Secretary