

WESTPORT HOUSING AUTHORITY
5 Canal Street, Westport, Connecticut
Minutes of the Regular Meeting of the Board of Commissioners
February 6, 2019 at 7:00 PM

Attendees: D. Newberg, G. Halloran, T. Bloch, C. Martin, K. Wauchope, J. Nixon, B. Whitaker, A. Sayegh, A. Santamaria.

The WHA Meeting was called to order at 7:04 PM when there was a quorum.

There was no public participation.

The meeting minutes for the regular meeting on January 9th 2019 were unanimously approved.

B. Whitaker reviewed the cash report with the attendees. G. Halloran questioned the amounts for the accounts receivable and payable for the Hidden Brook property. B. Whitaker would review and respond tomorrow regarding the amounts. He also advised the Board of the year end accounts due to and from have been reconciled. The Sasco Creek property has met the debt service coverage ratio (DSCR) required by the investor. D. Newberg inquired about the Hales Court and Sixteen Fifty -Five Post I Limited Partnership properties which continue to struggle with meeting the debt service coverage. C. Martin explained that the WPCA fees are the primary contributing factor to the poor DSCR for both properties, and she will continue to work with the Town Attorney to seek relief from the WPCA for these expenses.

C. Martin provided the Board an update on property management matters. She reported that the sprinkler room piping in building 34 failed due to freezing. Although appropriate measures are being taken, the freeze and thaw process due to swings in temperatures has caused some slips in parking and sidewalk areas. We have commenced a software-based work order system which should allow us to provide better service to our residents.

A. Sayegh and A. Santamaria updated the Board on resident services activities including the Valentine's Day party planned for Canal Park. Mr. Nicholas Abruzzo from Rendeвер joined the meeting and provided some information on his company's virtual viewing product. The product has been marketed to assisted living and elderly long-term care facilities. Upon the conclusion of the demo, the Board thanked Mr. Abruzzo for attending and advised that the WHA would be in touch in the future. A. Sayegh advised the Board that this product may be helpful to some residents which our typical programs have not been effective in reaching.

The Board went into Executive Session at 8:30 PM and came out of Executive Session at 8:48 PM, and no action was taken in Executive Session.

Hearing no further business, the Board adjourned the meeting at 8:48 PM.