

Housing Authority of the Town of Windsor
Board of Commissioners
Regular Meeting
Wednesday, March 16, 2022 at 3:00 p.m.
Fitch Court Community Room, 156 Bloomfield Avenue
and via Zoom
UNAPPROVED MINUTES

Commissioner Gutcheon, Chair, called the meeting to order at 3:01 p.m.

1. Roll Call

Commissioners present: Engelmann, Freeman, Gutcheon, Jaamal, McKay.

Commissioners absent: None

2. Public Comment and Written Communications

The following members of the public spoke to the Board:

Vicky Arnesen
Nelson Sylvia
Brian Smith
Marvin Baker
Billy Barton

3. Approval of Minutes

a. February 16, 2022

Commissioner Freeman moved to approve the minutes of February 16, 2022. Commissioner Engelmann seconded.

To approve the minutes of February 16, 2022	Aye: Engelmann, Freeman, Gutcheon, Jaamal, McKay.
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4. Report of Tenant Commissioner

Commissioner Jaamal discussed renter's insurance and asked for some education for residents on shopping for a good policy. He asked about the delay in Millbrook's Certificate of Occupancy. He asked about the status of the Millbrook community room and agreed there should be 24/7 access.

Robert Cappelletti, Executive Director, answered several of the questions raised.

5. Chair's Report

Commissioner Gutcheon, Chair, reported that Board committee work is proceeding fruitfully. A bylaw revision is in process, and the goal-setting committee has had good discussions on the future management structure of the agency. Mr. Freeman, chair of the committee, reported in more detail on the committee's work to date.

6. Financial Report

After questions from the Board, Mr. Freeman moved to accept the February Financial Reports. Ms. Engelmann seconded

7. Management Reports

Mr. Cappelletti responded to questions and concerns raised in public comment. He walked the Board through his written report and answered many questions from the Board.

8. New Business

None.

9. Old Business

None.

10. Executive Session concerning strategy and negotiations with respect to pending litigation (Schumsky v. WHA)

Commissioner McKay moved that the Board enter Executive Session concerning strategy and negotiations with respect to pending litigation (Schumsky v. WHA). Mr. Jaamal seconded.

To enter executive session concerning strategy and negotiations with respect to pending litigation (Schumsky v. WHA)	Aye: Engelmann, Freeman, Gutcheon, Jaamal, McKay.
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The Board entered Executive Session at 4:07 p.m. Attorney Courtney Mayo and Mr. Cappelletti were present with the Board.

At 4:29 p.m., Mr. Freeman moved to exit Executive Session. Mr. Jaamal seconded.

To exit Executive Session	Aye: Engelmann, Freeman, Gutcheon, Jaamal, McKay.
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11. Settlement of Schumsky v. WHA

Mr. Jaamal moved to approve the proposed settlement agreement in the matter of Schumsky v. WHA. Mr. McKay seconded.

To approve the proposed settlement agreement in the matter of Schumsky v. WHA	Aye: Engelmann, Freeman, Gutcheon, Jaamal, McKay.
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12. Adjournment

With no further business, the meeting adjourned at 4:31 p.m.