

# Winchester Housing

Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



Public Housing (860) 379-4573

Fax (860) 379-0430

www.winchesterhousing.org

Anthony J. Paige, Chairman  
Neil R. Kelsey, Vice Chairman  
Joseph W. Lemelin, Treasurer

Betty Button, *Resident Commissioner*

Sally Mangione, Commissioner  
Jayne M. Martigneni, Executive  
Director

Minutes  
Winchester Housing Authority  
Board of Commissioners regular Meeting  
August 23, 2021  
10:00 a.m.  
80 Chestnut Street  
Winsted, CT 06098

1. Call to Order:

The Meeting was called to order at 9:58 a.m. by Chairman Anthony Paige.

In attendance were: Anthony Paige, Chairman, Neil Kelsey, Vice-Chairman, Sally Mangione, Commissioner, Betty Button, Resident Commissioner; Linda Groppo, Board Liaison and Jayne Martigneni, Executive Director.

Absent: Joseph Lemelin, Treasurer

2. Board approval of the May 24, 2021 Meeting Minutes, as corrected:

A Motion was made by Neil Kelsey, Vice-Chairman, Seconded by Betty Button, Resident Commissioner, to accept the May 24, 2021 Meeting Minutes, as corrected. Sally Mangione, Commissioner was omitted from the Call to Order. All were in favor.

3. Board approval of the June 28, 2021 Meeting Minutes:

A Motion was made by Neil Kelsey, Vice-Chairman, Seconded by Betty Button, Resident Commissioner, to accept the June 28, 2021 Meeting Minutes. All were in favor.

4. Report of Financial Budget/Statements for July 31, 2021:

The Executive Director reported the financial status of the Winchester Housing Authority as of July 31, 2021. The Winchester Housing Authority is within all budget line items for spending and she also reported the total amount of assets as of July 31, 2021.

5. Management Discussion and Year End Analysis, Year Ended June 30, 2021:

The Executive Director reported that the Net Position of Winchester Housing Authority along with the Revenue has increased in 2021.

Expenses had increased due to compensated absences and Grant funding has decreased slightly due to less money being requested from the Capital Fund Grant.

6. New Business:

The Executive Director explained that every two years Winchester Housing Authority must apply to the Department of Housing & Urban Development (HUD) to retain the Elderly Only Designation for the Chestnut Grove development. We are seeing a trend where there are more young disabled than elderly on the waiting list. She will be applying to renew the Designated Housing Plan for the Elderly Only Designation from HUD again this year.

7. Old Business:

a. Chestnut Grove Elevator Project Update:

The Executive Director explained that she was told by Burlington Construction that the elevator addition would be starting in two weeks and ending in March, 2022.

8. Executive Director's Report:

The Center for Disease Control is suggesting that masks be worn while inside of buildings. The Executive Director is mandating that masks be worn by everyone living at Winchester Housing Authority properties and any guests coming into the buildings in all common areas.

9. Public Comments:

Chairman Anthony Paige suggested that starting with the September 27, 2021 Board Meeting the time of the Board of Commissioners Meetings will begin again at 3:00 p.m. All were in favor.

10. Adjournment:

A Motion was made by Commissioner Sally Mangione, Seconded by Resident Commissioner, Betty Button to adjourn the meeting at 10:19 a.m. All were in favor.

Respectfully submitted,



Jayne Martigneni  
Executive Director