

Derby Housing Authority Meeting March 6, 2025

MINUTES

Time: 6:32 pm - 7:00 pm

Call to Order:

Chairwoman Linda Fusco called the meeting to order at 6:32 pm, followed by the Pledge of Allegiance.

Roll Call:

Present: Linda Fusco, Loretta Sexton, Robert Lisi

Also Present: Khallid, Maria Stoute

Absent (Excused): Dani Soto

Additions, Deletions, and Corrections:

Khallid requested the addition of the following items to New Business:

- Roof repairs at Lakeview Complexes
- Water heater leak at Stygar Terrace
- Office computer server concerns

Motion: Bob Lisi made a motion to add the items to New Business. Loretta Sexton seconded. Motion carried.

Public Portion:

Mrs. Palmer requested clarification regarding the January 3rd radon matter. Khallid previously contacted her to explain that her radon levels were low and not a cause for concern at the moment. Linda Fusco stated that additional testing and work would be conducted, and further information will be provided. Mrs. Palmer also raised concerns regarding snow removal and salting. Khallid acknowledged issues with the snow contractors but states that additional salt was applied. She noted that snow and ice conditions made it difficult to navigate the area, particularly due to vehicles parking on her side of the street.

Approval of Minutes: Minutes from the previous meeting were not available for approval.

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Old Business:

Monthly update from Maria Stoute (Imagineers):

Maria was unable to attend but submitted an email report. She indicated that no funding notices have been received for 2025, John Demelia continues processing FSS cases, and the DHA should remain cautious with expenditures due to uncertainty regarding the 2025 budget.

Discussion and Possible Action on Radon/Asbestos Remediation at Cicia Manor:

Khallid reported that CPM conducted a walkthrough and provided a projected cost of \$1,750 for drilling and additional testing to obtain more accurate radon readings. The number of units requiring testing is still to be determined.

Motion: Bob Lisi made a motion to approve the \$1750 for continued radon testing. Loretta Sexton seconded. Motion carried.

Discussion and Possible Action on Structural Repairs at Guardiano Terrace:

APT submitted a bid of \$86,000. Linda Fusco obtained an additional quote from Above Them All Construction in the amount of \$42,000. Commissioners agreed the lower bid was favorable.

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19 Stoddard Pl
 Beacon Falls, CT 06403 USA
 http://www.AboveThemAll.net



Estimate

ADDRESS
 Derby Housing Authority
 30 Elizabeth St
 2nd Floor
 Derby, CT 06418

SHIP TO
 Derby Housing Authority
 30 Elizabeth St
 2nd Floor
 Derby, CT 06418

ESTIMATE # 1290
DATE 02/09/2025
EXPIRATION DATE 02/16/2025

JOB NAME
 Lakeview Balcony Repairs

ACTIVITY	RATE	AMOUNT
Labor Basic labor to install temporary support columns to allow for I-beams removal/replacement installation per drawing specs		
Labor Basic Labor to remove siding around beams that aren't being replaced so access to beams and painting connections is possible. Basic Labor to install new siding trim to reinstall over W8x24 I beams after paint is completed. Approx 200 Linear feet.		
Labor Basic labor to remove corrosion from steel beams. Prep, Approx 200 linear feet remove scale & corrosion. Paint beams connections with Z.R.C cold galvanizing compound Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.		
Labor Basic labor to install new beams and connections per drawing specs. 2 Locations (Approx 7 Linear feet each of W8x24 I-Beams. Prep beams connections with ZRC cold galvanizing compound. New A325N Bolts included		
Labor Basic Labor to repair deteriorated concrete topping using 10 pound chipping hammer to remove loose concrete. Install (3) 1/4" DIA x 2" pins into existing concrete with epoxy. Coat exposed rebar nosing Bar w/anti-corrosin coating.		
Labor Basic Labor to repair mortar to form slab edge profile. Prep area and install specified repair mortar.		
Labor Basic Labor to repair 2 brick columns- location per drawing specs. Installation includes new brick to reinstall and replicate existing brick structures.		
Other	42,000.00	42,000.00
This estimate is not a contract or a bill. It is our best guess at the total price for the service and/or goods described above. The customer will be billed after indicating acceptance of this quote.		
	SUBTOTAL	42,000.00
	TAX	0.00

A 50% deposit payment will be due prior to the delivery or scheduling of services and/or goods.

TOTAL **\$42,000.00**

Please email or mail the signed estimate to the above listed address. Upon receipt, we will contact you for scheduling.

Accepted By _____ Accepted Date _____

AP
Motion:
 Linda Fusco made a motion to approve Above Them All Construction for structural repairs at Stygar Terrace in the amount of \$42,000. Robert Lisi seconded. Motion carried.

DHA 03-06-25 Meeting



New Business:

Discussion and Possible Action on work that needs to get done on roof at Lakeview complexes:

Khallid reported that maintenance staff identified a hallway leak caused by roof damage. A contractor provided an estimate of \$3,600 for repairs. Linda Fusco requested additional estimates before proceeding.

Motion: Bob Lisi made a motion to carry roof repair discussion to the next meeting pending additional quotes. Linda Fusco seconded. Motion carried.

Discussion and Possible Action on water heater leak on Stygar Terrace:

Khallid reported that Block One experienced a leaking heater, causing water to cool quickly. A quote of \$12,385 was received for replacement and related maintenance. Additional quotes will be obtained.

Motion: Linda Fusco made a motion to carry the water heater issue to next month's meeting unless a quote under \$2,000 is received or if there is no hot water. Robert Lisi seconded. Motion carried.

Discussion and Possible Action on office computer servers:

Khallid discussed concerns raised by the IT technician regarding potential server failure and risk of data loss. He will obtain a quote for upgrades or replacement.

Subsidized Housing Coordinator's Report:

Elderly Resident Complexes:

There are currently eight vacant units. Three walkthroughs are scheduled for Monday, and two new move-ins have occurred this year. Robert Lisi inquired whether maintenance staff are keeping up with necessary work. Khallid confirmed that they are.

Adjournment:

Loretta Sexton made a motion to adjourn. Robert Lisi seconded. Motion carried. The meeting adjourned at 7:00 pm.

Respectfully submitted,
Kaelyn DiMartino
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