

MINUTES

STERLING HEIGHTS HOUSING COMMISSION

June 14, 2016

Call To Order by President Miller at 6:08 p.m.

Pledge of Allegiance and Invocation.

Roll Call. Present: Evola, Miller, Szatkowski, Venetis, Walker. Absent: None. Present: Executive Director Denice A. Gerstenberg, Regional Manager Sabrina Bollinger, Public Housing Manager Rachel Tonomi, Maintenance Supervisor Jim Francis.

Approval of Agenda. Moved by Szatkowski, support by Walker to approve agenda. Ayes: All.

Approval of Minutes. Moved by Venetis, support by Walker to approve the May 10, 2016 minutes as presented. Ayes: All.

Plante Moran Presentation. Postponed until August.

Introduction of 2016-2017 Budgets.

Mrs. Bollinger reviewed the proposed 2016-2017 Budgets. Capital projects for next year include completing installation of the new windows, renovations to the smoker's patio and parking lot repairs.

Mr. Szatkowski suggested various revisions to the budgets. Based on a question from Mr. Szatkowski, Fourmidable will review and respond at the August meeting why they CD balances do not appear to tie to a cash account.

Mr. Venetis suggested and the commission members agreed that budget questions should be provided to Ms. Gerstenberg prior to the meeting. Ms. Gerstenberg would coordinate the answers with Fourmidable, which would be discussed and made available at the meeting.

Executive Director Report. None.

Monthly Financial Reports.

Moved by Venetis, support by Evola to approve the Schoenherr Towers Operating Summaries, subject to satisfactory clarifications received at next meeting . Ayes: All.

Moved by Walker, support by Szatkowski to approve the Section 8 Voucher Program Operating Summaries. Ayes: All.

Moved by Evola, support by Szatkowski to approve the Schoenherr Towers Operating Summaries, subject to satisfactory clarifications received at next meeting. Ayes: All.

Moved by Walker, support by Venetis to approve the Section 8 Voucher Program Operating Summaries. Ayes: All.

Service Coordinator Report

The social worker spent most of May providing social services relating to benefits, insurance, crisis management, home management, and money management.

Public Housing Report.

99% occupied.

17 leasing calls received this month.

58 persons on waitlist.

0 move outs, 0 move ins.

Section 8 Report.

39 families on voucher program.

80 on the waitlist.

1 vouchers available.

Maintenance Report. The new windows were delivered and being stored on site until installation.

0 emergency service requests, 43 YTD.

88 service requests, 707 YTD.

Business.

Monthly Management Reports. Moved by Venetis, support by Evola, to approve the monthly management reports as presented by Fourmidable. Ayes: All.

Operating & Voucher Program Summaries (Program Register & Utility Payables). Moved by

Szatkowski, support by Venetis, to approve the housing assistance program register and utility payables as presented by Fourmidable. Ayes: All.

Public Participation.

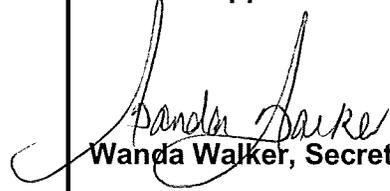
When will parking lot be repaired? After October 2016.

Why should smoker's patio be repaired and why do we advertise as a smoke-free building when we are not smoke-free? All new tenants to the building are informed that smoking is not allowed. Eventually all tenants who were admitted under the previous policy will be gone and the building will be smoke-free. Until that time, all facilities need to be maintained for both smoker's and non-smokers.

Adjourn.

Moved by Walker, support by Evola to adjourn at 6:40 p.m. Ayes: All.

Minutes Approved 08/09/2016


Wanda Walker, Secretary