HOUSING AUTHORITY OF THE TOWN OF SIMSBURY
BOARD OF COMMISSIONERS – REGULAR MEETING MINUTES
August 14, 2026

The regular meeting of the Housing Authority of the Town of Simsbury, Connecticut was held on August 14, 2026. The meeting was called to order by Chairperson Cook at 8:01 a.m. In attendance were, Vice-Chair Amber Abbuhl, Commissioners, Joyce McKusick, Sandee Fleet, Pradeep Bajaj, Executive Director, Christine Winters, Housing Administrator, Lori Lubetkin, and BOS Liaison Mike Paine

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was recited.

PUBLIC AUDIENCE
Marc Nelson, Town Manager, addressed the Board, regarding closing the loop on a discussion from the April Board meeting. He asked to amend the Agenda, so they may present our Chairperson, Cheryl Cook, with an award. A motion was made by Vice-Chair Abbuhl, seconded by Commissioner McKusick to amend the agenda.

MINUTES OF THE PREVIOUS MEETING
The minutes of the June 12, 2026 Board Meeting were reviewed by the Board. Vice-Chair Abbuhl made a correction to the minutes, as they still stated Sandee Fleet as Vice-Chair. Commissioner McKusick made a motion to accept the amended minutes, seconded by Commissioner Fleet. All voted in favor, motion carried.

BOARD OF SELECTMAN LIAISON REPORT
BOS Paine spoke about the Energy Audits available. We will reach out to find out what is involved in the Audit. He also mentioned about "Curb Side Voting".

RESIDENT COMMISSIONER REPORT
Commissioner McKusick reported on the Apartment Inspections, Absentee Voting and our Beach Party.

EXECUTIVE DIRECTOR'S REPORT
The Executive Director gave an update on the vacancies.

- Lori, the Housing Administrator holds a "Keeping Your Balance" Class twice a month. This is very well attended.
- Jerry Perkins, a historian, was here to discuss "American History" on August 12th.
- Chair Yoga is held three times a month.
- Crafting with Valerie & Margaret (Aging & Disability/Garden Club) was on July 22nd.
- The Chief of Police will be here on September 1st for Coffee Hour.
- "Bunco". The residents really enjoyed this and will now be held once a month.
- Our Chef Manager holds a "Food for Thought" program once a month.
- Cindy & Edyta (SALSA) hold a "Treat & Chat" each month.
- Assisted Balloting was held on July 22nd.
- We held a "Beach Party" on July 31st. Residents dressed up in "Beach Outfits" and there was 1st, 2nd and 3rd Prizes! What a fun day!
- Dr. Tencer, a podiatrist, comes every ten weeks to see residents.
- St Mary's Church holds Mass at VCR every third Wednesday of the month.

UTOPIA is currently providing services to 17 residents (43%).

COVID –
No issues to report.

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COMMUNICATIONS
No Communications.

RESIDENT ISSUES/CORRESPONDENCE

There has been some community concerns, resident challenges and housing issues.

OLD BUSINESS

- HUD Grant – The Grant status has been changed to "Executed". However, now we have to go into their system, DRGR, and create an "Action Plan", which is a bit complex. Also, in the instructions for the Action Plan, it states that our Grant is a cost-reimbursement award. Meaning we will be reimbursed for costs incurred in the performance of work.

NEW BUSINESS

- I did apply for a grant through "HAI" Group for the fire alarm system. I'm not sure how long it takes for review and notification, however, I will keep you updated.
- The Auditors will be here the Week of October 12th to begin their work for the FY 26 Audit.
- Lori is now a "Notary"!
- CHFA performed a site visit on July 28th. They inspected seven apartments and reviewed our procedures.
- Cindy will be working with FVHD on having a new program called "Bingocise". It includes Bingo with exercise.
- Lori & I met with Meg Bard, from Shine Your Light, to provide programs for VCR. She has submitted a grant for these programs.
- The office is closed for the Labor Day Holiday, September 7th.

At 8:51 am, Vice -Chair Abbuhl made a motion to Recess for the Presentation from the Town in Recognition of Cheryl Cook, which was seconded by Commissioner McKusick.

At 9:18 am, a motion was made by Vice-Chair Abbuhlm seconded by Commissioner Fleet to go back into Session.

At 9:18 am, a motion was made by Vice-Chair Abbuhl to enter into Executive Session, seconded by Chairman Fleet.
At 9:43 am, a motion was made by Vice-Chair Abbuhl to exit Executive Session, seconded by Commissioner Bajaj. No Actions were taken.

ADJOURNMENT

There being no further business to discuss, a motion was made by Chair Cook seconded by Vice Chair Abbuhl, to adjourn the meeting. All voted in favor, motion carried. The meeting was adjourned at 9:44 a.m.

Respectfully Submitted by,
Christine Winters - Executive Director/Secretary