HOUSING AUTHORITY OF THE TOWN OF SIMSBURY
BOARD OF COMMISSIONERS – REGULAR MEETING MINUTES
September 11, 2026

The regular meeting of the Housing Authority of the Town of Simsbury, Connecticut was held on September 11, 2026. The meeting was called to order by Chairperson Cook at 8:02 a.m via phone. In attendance were, Vice-Chair Amber Abbuhl via phone, Commissioners, Joyce McKusick, Sandee Fleet, Pradeep Bajaj, Executive Director, Christine Winters, Housing Administrator, Lori Lubetkin, and BOS Liaison Mike Paine was excused.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

Chairperson Cook spoke on her resignation as Chairperson as of today. She has contacted the RNC regarding a replacement for Commissioner. She talked about her fifteen-year tenure; how much she has learned, the people she has met, and how much she appreciates all we do, as caring people, for the population we serve. She is grateful for all the opportunities and success' that occurred during her time as a Commissioner for SHA. Chair Cook feels she is leaving the Commission in excellent hands, with all the compassionate people who serve on this Board. Vice-Chair Abbuhl stated how Chair Cook has set an example for all to inspire and how she has had a big impact on our community. All thanked her for her years of service and dedication to the Simsbury Community.

PUBLIC AUDIENCE

None

MINUTES OF THE PREVIOUS MEETING

The minutes of the August 14, 2026 Board Meeting were reviewed by the Board. Commissioner McKusick made a motion to accept the minutes, seconded by Commissioner Fleet. All voted in favor, motion carried.

BOARD OF SELECTMAN LIAISON REPORT

NONE

RESIDENT COMMISSIONER REPORT

Commissioner McKusick reported on activities that everyone is enjoying, our Labor Day Picnic and that everyone is excited about the new walk-in showers that will be installed.

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.
- Coffee Hour with the Chief of Police was on September 1st.
- Jerry Perkins, a historian, was here to discuss "American History" on September 2nd.
- Chair Yoga is held three times a month.
- Crafting with Valerie & Margaret (Aging & Disability/Garden Club) will be on September 9th.
- "Bunco". The residents really enjoyed this game and it will now be held once a month.
- Music with Tom Alvord & his Banjo was on August 18th.
- Our Chef Manager holds a "Food for Thought" program once a month.
- A Resident Meeting will be held on September 29th.
- The Labor Day Cook out was held on Friday, September 4th.
- We are having our Annual Picnic at DOLMA on September 25th. Glendale is catering.
- Cindy & Edyta (SALSA) hold a "Treat & Chat" each month. (This month is Ice Cream Sundae)
- 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.

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 "Maintenance Phase". We have met with our contractor for the tub to walk-in shower installation. They will be here on September 15th to survey all the current tubs and conditions, before beginning the installation. Because we have an existing relationship with the contractor, they are not requiring a down payment. The contractor for the windows should be returning this week and hopefully we can meet and make a plan for the window replacement, as well as the pull-cord, smoke alarm replacement. Updates will be forthcoming.

NEW BUSINESS

- The Auditors will be here the Week of October 12th to begin their work for the FY 26 Audit.
- Cindy will be working with FVHD on having a new program called "Bingocise". It includes Bingo with exercise.
- We will be installing a big screen TV upstairs in the Multi-purpose room. This will be used for resident programs only, specifically the "Bingocise" upcoming program.
- We met with Meg Bard, from Shine your Light last month. She submitted a grant for funding to provide programs here at VCR. We are very excited about this collaboration.
- Lori & Cindy will be attending a Webinar "Problematic Evictions, an Interactive Workshop. Bridge Gap between tenant support and legal strategy.
- The two CD's that were maturing at Northwest Community Bank, have been cashed and deposited into our checking accounts. If we don't utilize the funds, we will put back into CD's.
- The members of our Garden Club have asked for a Gazebo outside by the gardens. Lori has contacted the Scout Master to see if this is something they can do for us. Unfortunately, this is too big of a job for the Scouts.
- We met with Traci Eagan from Live 2 B Healthy Senior Fitness. We are going to start a "Tai Chi" class, which we believe will be great for our residents. This will begin in October.
- Lori will be participating at the "Aging in Place" Expo at the Library on September 18th. She will have a table for SHA with information, brochures and bric-a-brac for handouts.

There was an Election of Officers effective September 11, 2026. The Election results are as follows:

- Treasurer: Commissioner McKusick made a motion, seconded by Commissioner Bajaj, to accept Commissioner Fleet as Treasurer.

- Vice-Chair: Commissioner McKusick made a motion, seconded by Commissioner Fleet, to accept Commissioner Bajaj, as Vice-Chair
- Chairperson: Commissioner Bajaj made a motion, seconded by Commissioner McKusick, to accept Commissioner Abbuhl as Chairperson.
  All voted in favor, motion carried.

ADJOURNMENT

There being no further business to discuss, a motion was made by Vice-Chair Bajaj, seconded by Commissioner McKusick, to adjourn the meeting. All voted in favor, motion carried. The meeting was adjourned at 9:17 a.m.

Respectfully Submitted by,
Christine Winters - Executive Director/Secretary