HOUSING AUTHORITY OF THE TOWN OF SIMSBURY
BOARD OF COMMISSIONERS – SPECIAL MEETING MINUTES
October 16, 2026

The regular meeting of the Housing Authority of the Town of Simsbury, Connecticut was held on October 16, 2026. The meeting was called to order by Chairperson Abbuhl at 8:01 a.m. In attendance were, Vice-Chair Pradeep Bajaj via phone, Commissioners, Joyce McKusick, Sandee Fleet, Executive Director, Christine Winters, Housing Administrator, Lori Lubetkin, and BOS Liaison Mike Paine.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC AUDIENCE

None

MINUTES OF THE PREVIOUS MEETING

Chair Abbuhl stated how the September meeting was tough for us all, and acknowledged the extraordinary contributions that Chairperson Cook gave not only to the Housing Authority, but to the Town of Simsbury as well. Cheryl would want us to move forward with all the great work and accomplishments that we have achieved.
The Regular minutes of the September 11, 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

BOS Paine stated that there was a budget surplus of over 3.5 mil. Several items were under budget. He spoke of the Apple Barn and possible changes there, the Memorial pool/splashpad and early voting.

RESIDENT COMMISSIONER REPORT

Commissioner McKusick reported on activities that everyone is enjoying, Flu Shots were given, we held absentee voting, the new Tai Chi class started, Octoberfest and so far, everyone is in good health.

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 will be in November.
- Jerry Perkins, a historian, was here to discuss "American Cowboys" on October 7th.
- Chair Yoga is held three times a month.
- Tai Chi is held four times a month. New program that is well attended.
- Crafting with Valerie & Margaret (Aging & Disability/Garden Club) will be on October 15th.
- "Bunco". The residents really enjoyed this game and it will now be held once a month.
- Our Chef Manager holds a "Food for Thought" program once a month.
- A Resident Meeting was held on September 29th.
- We held our Annual October Fest on October 9th.
- We held our Annual Picnic at DOLMA on September 25th. Glendale is catering.
- Cindy & Edyta (SALSA) hold a "Treat & Chat" each month.
- We will be holding our Annual Halloween Costume Contest on October 30th.
- 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 16 residents (42%).

HOUSING AUTHORITY OF THE TOWN OF SIMSBURY
BOARD OF COMMISSIONERS – SPECIAL MEETING MINUTES
October 16, 2026

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 were 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 has not returned our calls, so we may have to make another plan for the window 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 participated at the "Aging in Place" Expo at the Library on September 18th. She provided a table for SHA with information, brochures and bric-a-brac for handouts.
- I am waiting to hear back from the company that currently has the washers and dryers at DOLMA as we are ready to replace them with the same company that provides services at VCR.
- I have heard back from the Town Manager in our request for a referral, which he does not have one for us.
- I have not heard from anyone at the RNC regarding a replacement commissioner.
- We will be having a Veteran's Day celebration on November 11th.
- Enclosed are the Board Meeting Dates for 2027. Commissioner McKusick made a motion to accept the Board Meeting Dates for 2027, seconded by Commissioner Fleet. All voted in favor, motion carried.

ADJOURNMENT

There being no further business to discuss, a motion was made by Commissioner McKusick, seconded by Commissioner Fleet, to adjourn the meeting. All voted in favor, motion carried. The meeting was adjourned at 9:07 a.m.

Respectfully Submitted by,
Christine Winters - Executive Director/Secretary