

SHEPHERD HOME CITIZEN'S ADVISORY COMMITTEE
MINUTES
AUGUST 12, 2020

ZOOM MEETING

Those in attendance: Atty. Ralph Wilson, Atty. Seb Giuliano, Deputy Mayor Vinnie Loffredo, Veteran Larry Riley, Col. Phil Cacciola, Retired, Carl Rodenhizer, Chief Real Estate Officer for Columbus House, Christina Garriga, Property Manager for DeMarco Management Corporation,

Meeting called to order at 5 p.m. by Chair Atty. Ralph Wilson.

Occupancy: All apartments are leased. Christine reported that the lone female tenant had been accommodated with a service dog.

Tenant issues: One tenant is incontinent, which compromises his tenancy. A hazmat company has cleaned his unit, but he continues to be unable to maintain his apartment adequately. Based on the general discussion, staff will seek input from the municipal health department and the local probate court.

Christine has also been meeting with tenants who have exhibited behavior problems due to alcoholism. The behavior has improved, and she continues to work on the issue.

Security: Christine has had communication issues with the security company. Weekend reports do not reflect incidents that occurred during security shifts. The committee recommended that the security guard sign a log when they are in the facility.

Staff will secure a report from the local police department of police presence at the facility for review next month.

Building issues: Roof shingles came off the facility during Tuesday's storm. A roofer was on site on Monday and will provide a quote to repair. Staff will also seek support to replace the roof.

COVID: We continue to keep the community room closed to discourage large gathering of tenants. DeMarco is following CDC recommendations, and we have no known infections. Staff will reach out to the health department to explore offering testing that will be convenient.

Officers: Larry Riley was elected as chair and Phil Cacciola as vice-chair for the next year.

Submitted by Carl Rodenhizer