

**Town of Clinton
Fair Rent Commission Hearing/Meeting Minutes
Town Hall Conference Room
November 18, 2015**

Present: Omar Francis, Jane Vece, Peter Mezzetti and Phillip Sengle

Absent: John Olsen

Complainant: Deborah Gifford, Tania Abbatello, Sandy Rios and Interpreter

Respondent: Kimberly Lombard, Newbury Management Company

Francis called the meeting to order at 6:30 PM, Conference Room, Clinton Town Hall, 54 East Main Street, Clinton, Connecticut.

Approval of Minutes

Mezzetti made a motion, seconded by Sengle to approve the minutes from September 16, 2015. The motion was unanimously approved.

Case #2015-01 Sandy Rios vs Newbury Management

Rios reviewed her complaints with the board. Arthur Mazeau called in an emergency repair for Rios and reported water flooding from underneath her home. Hometown Sanitation Services came out on July 5, 2015 and fixed a water leak. The management sent an invoice to Rios for \$154.24. This was the cost for Hometown Sanitation to come out and fix the water leak. There was some discussion on if the pipes had heat tape around the valve and if it was Rios or the park's responsibility. The board highly recommended making sure the pipes have heat tape on them. According to Lombard the invoice was not paid right away so it was sent to an attorney for collection. Rios is up to date with her rent and has paid for the repair but not the attorney fees. Lombard agreed to waive all attorney fees. Vece made a motion, seconded by Sengle to close the Sandy Rios case and RHP Properties has agreed to waive all attorney fees. The motion was unanimously approved.

Continuance of Case #2014-02 – Deborah Gifford vs. Newbury Management Company

Francis stated that at this point the board has done all they can do to resolve this issue. Sengle made a motion, seconded by Mezzetti to close the case and restore the rent to \$591.00. The motion was unanimously approved.

Continuance of Case #2014-03 Tania Abbatello vs Newbury Management Company

Tania Abbatello stated that there was damage done from repairs that were made by the park management. Abbatello said she is having her plumber come to fix the repairs and asked to be reimbursed by the park management. Lombard said she will reimburse her up to \$200.00. Lombard said they will reseed in the spring. There was some discussion on one of her trees. Frances asked for the tree warden to come and take a look at the tree. Vece made a motion, seconded by Mezzetti to

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close the case with the agreement that the park will work with Abbatello to help or reimburse for the plumbing costs. The motion was unanimously approved.

Sengle made a motion, seconded by Vece and unanimously adjourned the meeting at 7:20 PM.

Mary Schettino

Recording Secretary