

## **Chaplin Senior Center**

### **Board of Directors**

**132 Chaplin Street**

**Chaplin, CT 06235**

The Board of Directors for the Chaplin Senior Center met for a regular meeting on Tuesday, **February 1, 2022**, in the main room of the Senior Center.

Members present: Chairperson Irene Schein, Shirley Rakos, Ann Lewis, Jeanette Haines, Ellen Gillon alternates Robin Hoagland and Janice Godaire, Director Lisa Kegler, and Victoria Northrop (recording clerk).

**1. Irene Schein called the meeting to order at 10:04 a.m.**

Alternates Robin Hoagland and Janice Godaire were seated for Walt Zlotnick and Carl Linkkila.

**2. Additions or Changes to the Agenda:** Irene added to the agenda an update on the Senior Housing Project and some town news. Irene met with the First Selectman, Juan Roman and the regional council to discuss the location and development of senior housing and affordable housing. The DEP owns 55 acres of land on the north side of Route 6 opposite Ribbits which could potentially be deeded for town use if the town can create a buildability study and a ‘buildout’ plan (potentially with Jim Larkin) that would show how the land would be used, then a grant proposal would have to be written in order to find funding for the project.

Irene also mentioned that the Veteran’s Base Camp on England Road is potentially coming on the market and might be considered as a foothold for affordable housing if the funds for its purchase could be obtained also through a grant.

Finally, Irene mentioned that the moving of the Town Museum from its current location to the Library/Senior Center grounds is coming up as a topic in another public hearing. The other empty town buildings were also discussed (including the idea of establishing an Arts & Cultural center in the former Post Office with a Visitors Center, some vacant commercial properties on Route 6). New “Welcome to Chaplin” signs were also mentioned.

**3. Secretary’s Report:** the Board reviewed the draft minutes of the Meeting of December 7, 2021. Ann Lewis moved to accept the minutes, which was then seconded by Robin Hoagland and approved by the Board.

**4. Audience for Citizens:** None present

**5. Review Previous Budget and Expenditures and Approve 2022-23 Budget:** Director Lisa Kegler requested the Board’s approval of the budget increases that she detailed in a document attached to the draft budget, including an increase in hours for the Senior Center Assistant due to increased numbers of meals being served and frequency of said

meals. Lisa also would like to increase the maintenance budget to include the landscaper that had been discussed at earlier meetings, and needs to increase the amount allocated for postage for the Center due to a \$.03 increase in stamp prices this year. She noted that the town had mandated no budget increases, but will make said requests in any case, as the current budget has no fluff at all which could be re-allocated to other areas. It was noted that Cost of Living increases are not currently included in the line items of salaries in the budgets. The Board recommended that Lisa be very clear about the increase in work that her Assistant does due to increased membership, higher meal volumes, and other duties when she approaches the town with the new budget. Jeanette made a motion to approve the budget, which was seconded by Janice and approved unanimously.

## **6. Director's Report:**

**Correspondence:** A card was received from the Grindles, thanking the Board profusely for the holiday bonus.

**Cash on hand:** \$140.95

**Special revenue account:** \$28,216.51

**Membership status:** 352 members as of January 2022

**Dues collection:** \$1,240.00

- 7. Activities and Other Outreach:** Lisa said the Tai Chi class has now ended. Pickleball is going very well, Ancestry is not as popular as was expected and may be discontinued after the initial subscription expires. She is continuing to look for a new watercolor or drawing instructor.

Lisa let the Board know that the town website's description of the Senior Center is outdated and she will be updating it through Sue Krodel, particularly detailing services offered and the fact that the Center is open to residents of Chaplin and the surrounding towns.

Lisa also requested that the Board consider updating the Center's tablecloths to fitted ones for a cost of under \$200, but the motion was tabled due to low priority and the need for the budget to go towards other updates for the Center's interior.

The annual Fishermen's Breakfast is slated for April. Lisa said that the cook needs to know whether to make it take out or dine in. The Board discussed the past years of the fundraiser and how it was carried out, and the potential for dine-in still not being allowed in April, due to the pandemic. Janice made a motion to make the breakfast entirely take-out, which was seconded by Robin and passed unanimously by the Board.

## **8. Landscaping and Interior Painting:**

Lisa received competing estimates for the interior painting, broken down by room (reception and hallway, dining room, craft room). Labanara Painting gave a total estimate of \$2,700, AJN gave a total estimate of \$7,100. The Board discussed the offers and which rooms needed priority in painting. Ann made a motion to paint the reception, hallway and

dining areas, which was seconded by Robin and passed by the Board. Ann also made a motion to hire Labanara Painting, which was seconded by Janice and passed unanimously. The Board asked Lisa to investigate the possibility and cost of replacing the stained and damaged acoustic ceiling tiles in the dining room. Lisa let the Board know that there is blown in insulation behind the tiles, which would make it a less than simple proposition.

Lisa spoke to the landscaper who already works on the Library half of the building and he said he could do an initial tear out of dead shrubs and clean up for \$500, not including new plants. Lisa said she will speak to the Dept. of Public Works to see if they might take on the initial tear out and clean up as part of their town duties. Lisa would like to hire the landscaper for three half days/ season at \$350 per visit. She has put the landscaping into the maintenance budget. If it is not approved, she would like to take the cost from the special revenue.

**Next Meeting Date:** March 1, 2022 @ 10 a.m.

**9. Adjournment:** the meeting was adjourned at 11:04 a.m.

Minutes submitted by Victoria Northrop, recording clerk