

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

DECEMBER 19, 2011

The Mobile Manufactured Home Advisory Council convened at 10:00 a.m. at the State Office Building, in Room-126, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Ben Castonguay Jennifer Ponte George Cote Keith Jensen Marcia L. Stemm Mark Berkowitz Nancy E. Dickal Erwin Cohen, Ph.D	Attorney at Law, Acting Chairperson CT Real Estate Commission Member DECD Representative Banking Industry Representative Park Owner, Co-Chairperson Park Owner Park Owner Park Tenant Senior Citizen
Members Absent:	Timothy Coppage Myriam Clarkson Leonard S. Campbell Al Hricz	CT Housing Finance Authority Rep Mobile Manufactured Home Industry Rep. Town Planner Park Tenant
Board Vacancies:	One Representative of the Housing Advisory Committee One Park Tenant	
DCP Staff Present:	Nelson Leon Vicky Bullock, Staff Attorney	
Public Present:	Lee Hebert Raphael Podolsky, Esq. Rose Holbrook, CT Housing Finance Authority Rep Nancy Palmisano	

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255.

Agency Website: www.ct.gov/dcp **Division E-Mail:** dcp.occupationalprofessional@ct.gov

DIVERSITY TRAINING FOR DCP BOARDS, COMMISSION AND COUNCIL – (11:00 -12:00)

MINUTES OF PREVIOUS MEETINGS

Minutes of the September 20, 2011 Mobile Manufactured Home Advisory Council meeting were not available for review and approval today.

REPORT FROM SUB-COMMITTEES

- **LEGISLATIVE COMMITTEE**

Attorney Pudlin said he met with DCP Commissioner to explore the complaint and enforcement process at DCP and had a preliminary meeting with Ms. Bullock who provided him with an overview of the formal compliance process which Ms. Bullock gets involved.

Attorney Pudlin said that the critical issue to resolve is how park residents can obtain notice of and have standing in enforcement action because the way DCP runs it now is the “Department v. Park Owner” and that residents do not have any opportunity or a right to participate which will have real implications based on a recent appellate court decision involving Fairchild Heights Residents Association v. Fairchild Heights, Inc., in which the court directs residents to exhaust their administrative remedies through DCP before they can go to court.

Attorney Pudlin reported meeting with Richard Maloney, DCP Trade Enforcement Division Director, who oversees the complaint center at DCP who said his complaint center runs with two staff people and a supervisor, receiving 28,000 phone calls and 6,100 complaints this year. Over the last two years, 29 complaints were received of which 5 were resolved and 24 remain pending. Of the 29 complaints, 4 involve systemic issues concerning infrastructure or serious landlord/tenant issues. The rest consist of a routine nature. Mr. Maloney’s department position is that all complaints are public records, not just those that are closed, and that Mr. Maloney agreed to provide the Council with a monthly complaint report identifying all complaints and their status. Attorney Pudlin said any member of the Council may pull any complaint file for review. Attorney Pudlin said that the Legislative Committee will meet again with Mr. Maloney prior to the Council’s next meeting and report back to the Council.

Attorney Podolsky said that the Legislative Committee has not addressed any legislative changes considering that the Committee is in the information gathering stages with DCP concerning their complaint and investigatory process. Attorney Pudlin expressed concern with certain aspects of the recent appellate court case involving Fairchild Heights Residents Association v. Fairchild Heights, Inc., in that the court directs residents to exhaust their administrative remedies through DCP before they can go to court, leaving complainants at the hands of DCP for administrative remedies. However, DCP Commissioner said that DCP has the powers to address health and safety issues and issue orders to park owners.

NEW BUSINESS

Lee A. Hebert (Mr. Electricity) with Boston Power Supplies, Inc. in Hampton, CT appeared before the Council and gave a presentation concerning onsite “Energy Storage Systems” for automatic, silent backup power during power outages, and for reducing the cost of energy on electric bills.

Mr. Cohen also provided the Council with a presentation concerning “Solar Heating Panels”. EMCO Testing and engineering has joined with Oak Hill Designs and several associates to design solar hearing panels that will require minimum installation and maintenance cost. The panels are mounted vertically against a south-facing wall to take advantage of the low hanging winter sun. Air from inside the building is circulated through the panels where blackened-surfaces, heated by solar radiation warm the air. The plans include having the panels manufactured in Easter Connecticut.

2012 MEETING SCHEDULE

10:00 a.m., Room-117 at 165 Capitol Avenue, Hartford, CT

January 23 – Monday

April 23 – Monday

July 23 – Monday

October 22 – Monday

There being no further business, the meeting adjourned at 11:00 a.m.

Respectfully submitted,

Nelson Leon
Advisory Council Secretary

The next meeting of the Advisory Council is scheduled for Monday, January 23, 2012, 10:00 a.m.,