

MINUTES

MOBILE MANUFACTURED HOME ADVISORY COUNCIL

APRIL 17, 2013

The Mobile Manufactured Home Advisory Council convened at 10:06 A.M. at the State Office Building, in Room 117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin	Attorney at Law, Acting Chairperson
	Albert Hricz	Park Tenant
	Lorraine Conderino	Park Tenant
	Ben Castonguay	CT Real Estate Commission Member
	Mark Berkowitz	Park Owner
	Keith Jensen	Park Owner, Co-Chairperson
	Marcia L. Stemm	Park Owner
	Leonard S. Campbell	Town Planner

Members Absent:	Jennifer Ponte	DECD Representative
	George Cote	Banking Industry Representative
	Timothy Coppage	CT Housing Finance Authority Rep
	Nancy E. Dickal	Park Tenant
	Erwin Cohen, Ph.D	Senior Citizen
	Myriam Clarkson	Mobile Manufactured Home Industry Rep.

Board Vacancies: One Representative of the Housing Advisory Committee

DCP Staff Present: Robert M. Kuzmich, License & Applications Specialist
Vicky Bullock, Staff Attorney

Public Present: Nancy Palmisano Connecticut Manufactured Housing Association

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

MINUTES OF PREVIOUS MEETINGS

Review and approve minutes of the **October 22, 2012** Mobile Manufactured Home Advisory Council meeting.

Mr. Pudlin noted that on page four, the first line of the second paragraph should read "*Ms. DeRosa noted that financing activity in her organization is very slow because she believes that people are afraid to take on the financing.*" In addition, Mr. Pudlin noted a typographical error in the seventh line of this paragraph; before the word "default", the word should be "a". The Board voted to approve the minutes as corrected herein. (Berkowitz/Jensen) It is noted that Mr. Castonguay abstained from the vote since he was not present at this meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None were brought forward at this meeting.

REPORT FROM SUB-COMMITTEES

LEGISLATIVE COMMITTEE:

No major items were noted by the Council. Mr. Berkowitz noted a Bill regarding the reduction of days in an action regarding notice to quit. Ms. Conderino commented on a tenant who introduced legislation in the Fair Housing Statute regarding insurance fees on oil tanks. She is not sure of its present status and gave the Council the history of this issue. This matter was also raised at the last meeting by Mr. Pudlin. Mr. Pudlin stated that the concern in this matter came up in the context of a situation where a tenant may face eviction if he has a disagreement with the Park Owner and refuses to pay the fee. Mr. Pudlin clarified for the Council that this case represents the overall concern that the clarification of the law, in general, can potentially protect a large number of people and noted that the Department through its Commissioner can issue Declaratory Rulings in matters such as these to which provides such clarification. The Council continued more detailed discussion on the imposition of this oil tank insurance fee.

Ms. Bullock stated that in the past when this question was raised by tenants, the Department noted that Park Owners can require documentation from the tenant verifying that they have the insurance or the Owners can offer this coverage to the tenant as an additional charge. Mr. Pudlin noted that the most critical action the Council can provide is to educate tenants in matters such as these.

FINANCE COMMITTEE

Mr. Pudlin noted that he has written to Ms. DeRosa to ask for a follow up on her last presentation to the Council. Mr. Jensen stated that he thought that the CHFA website made reference to the fact that their financing program does not apply to those individuals age 55 or older. Mr. Pudlin was very surprised to hear this and will follow up with Ms. DeRosa for clarification.

EDUCATION COMMITTEE

No items were discussed.

OLD BUSINESS

1. Recommendations for revisions to MMHAC website:

Ms. Marcia Stemm addressed the Counsel noting that her committee started with the existing Department Website and began to incorporate changes received from surveys sent to Council Members and associated Members of the Mobile Home Community. At Mr. Pudlin's request, Ms. Stemm will e-mail the latest update of the recommendations regarding changes to the Department's Website. Mr. Pudlin noted the Department has asked the Council to review and update the *Frequently Asked Questions Section* of their website. It was suggested that this Section provide links to appropriate section(s) of the Statutes and Regulations to avoid any confusion and in the interest of consistency and accuracy in the answers.

Mr. Pudlin offered to make an attempt at answering questions given to the Council from the Department which are comprised of questions received from consumers calls received on the hotline and from internal Department personnel. It was mutually agreed that some of these questions are very complex and can have potentially more than one answer. Mr. Pudlin will cut and paste answers as best he can from existing laws and regulations and in some instances may reframe the question(s). Questions he doesn't know will be left blank for further discussion by the Council. The Council reviewed a sampling of questions received by the Department. In addition, Ms. Stemm suggested other questions for the Council to consider for inclusion in the *Frequently Asked Questions Section* of the Website.

2. Park Owner Survey:

Ms. Bullock noted that a collaborative effort was made in the distribution of this document. Responses came back to the Department on November 29, 2012 and in the early part of 2013. About sixty responses were received out of approximately one hundred forty surveys which were sent. The results were documented in a spreadsheet format. Ms. Bullock hopes that the Department Interns who start work in May of this year will follow up and get more responses.

It was also noted that Real Estate Examiners are now doing Park inspections due to Department restructuring. Mr. Pudlin was pleased to hear of the new reassignments and asked that the latest spreadsheet be sent to him. He was also pleased with the percentage, to date, of the returned survey responses.

NEW BUSINESS

1. Department Update concerning Commissioners meeting regarding Westchester Village Water Line issue. Ms. Bullock stated that the meeting was held. The issue involves the sale of an existing water supply system. The Commissioner indicated that this issue was handled by Westchester Village as best they could based upon what they perceived to be the issue. The Village agreed to remedy the situation in this one instance but does not want to establish a precedent since they believe this issue is not their fault.

Mr. Pudlin stated that this matter is an example where the Department can take a more activist approach on the matter more than any one park resident can afford to fight.

2. Department Update concerning Mobile Home Park complaints and inspection reports for the past three (3) months. There were no complaints or reports presented at this meeting by Ms. Bullock.

3. Any correspondence and/or business received in the interim.

No items were discussed.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:

None were brought forward at this meeting.

There being no further business, the Council adjourned at 11:23 AM. (Stemm/Castonguay)

Respectfully submitted,

Robert M. Kuzmich, R.A.
Advisory Council Secretary

NEXT MEETING DATE: OCTOBER 16, 2013

**STATE OFFICE BUILDING
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HARTFORD, CONNECTICUT**