

# **MOBILE MANUFACTURED HOME ADVISORY COUNCIL**

## **MINUTES**

**DECEMBER 11, 2018**

The Mobile Manufactured Home Advisory Council convened on Tuesday, December 11, 2018 at 10:04 a.m. at 450 Columbus Boulevard, Hartford, CT, 06103 in the North Tower, Plaza Level, Hearing Room E.

Members Present:	Bennett Pudlin Keith Jensen Myriam Clarkson  Dave Delohery  Marcia L. Stemm Mark Berkowitz Al Hricz	Attorney at Law, Acting Chairperson Mobile Home Park Owner, Co-Chairperson Mobile Manufactured Home Industry Representative Mobile Home Park Tenant or Representative of Such Tenant Mobile Home Park Owner Mobile Home Park Owner Senior Citizen
Members Absent:	Joseph B. Castonguay Jennifer Ponte Leonard Campbell Arthur Mazeau	CT Real Estate Commission Member Department of Housing Town Planner Mobile Home Park Tenant or Representative of Such Tenant
Member Vacancies:	Banking Industry Representative Ct. Housing Finance Authority Representative Mobile Home Park Tenant or Representative of Such Tenant	
DCP Council Staff:	Karen Layman, License & Application Analyst Paulette Annon, DCP Legal Division William Zenga, DCP Supervisor, Special Investigator	
Others Present:	Raphael Podolsky, Connecticut Legal Services Nancy Palmisano, Connecticut Manufactured Housing Association Stacey Faircloth-Punzalan Thomas Dibble	

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.

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## **MINUTES OF PREVIOUS MEETING:**

The Council voted unanimously to approve the Mobile Manufactured Home Advisory Council Draft Minutes of September 18, 2018 as written.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

Stacey Faircloth-Punzalan and Thomas Dibble, residents of Oakridge Gardens Mobile Home Park, Montville, CT, appeared to discuss their concerns regarding safety issues within the park. Stacey has a complaint pending with the Department at this time. Paulette Annon and William Zenga provided information regarding the Department's procedures for processing complaints.

Bennett Pudlin stated that he hopes to schedule a Legislative Committee meeting in December or early January, with one of the topics being the review of related statutes and possible changes in order to be sure residents have adequate tools to ensure safety in situations such as Oakridge. Bennett Pudlin invited Paulette Annon to attend this meeting.

## **REPORT FROM SUB-COMMITTEES:**

### **LEGISLATIVE COMMITTEE:**

#### **1. Long-term leases**

Bennett Pudlin provided an update on recent communication with Fannie Mae regarding financing, and stated that there is a webinar on this topic that may be of interest to the Council. Bennett requests that Keith Jensen provides an update at the next meeting regarding this webinar.

Bennett Pudlin informed the Council that he intends to schedule a Legislative Committee meeting in December or early January, at which the following topics will be discussed: enforcement, long-term leases, and abandonment statutes.

### **FINANCE COMMITTEE:**

#### **1. CHFA Park Purchase Program**

Bennett Pudlin spoke briefly about the recent version of the Mobile Manufactured Home Parks Acquisition Program Guidelines document submitted by CHFA via email on November 30, 2018. Bennett noted that there were very few changes, especially on the most important issues.

Bennett Pudlin asked that the Department follow up with the Governor's Office on a letter of interest regarding the vacant CHFA Representative Council member position on the Council.

**EDUCATION COMMITTEE:**

None

**OLD BUSINESS:**

1. Continued discussion regarding issues with the removal of abandoned mobile homes and the impact on the mobile home park owners and tenants.

This topic will be discussed at the next Legislative Committee meeting in December or early January.

**NEW BUSINESS:**

1. Legal Division review of compliance meeting notice

The Council reviewed a compliance meeting notice in the matter of Country Mobile Home Estates, MHP.0000125, Case No. 2017-221 dated November 20, 2018. Paulette Annon was in attendance to provide an overview of this matter.

2. 2019 Schedule for Board, Commission, and Council Meetings

Board so noted.

3. Resignation of George Cote, Mobile Manufactured Home Advisory Council, Banking Industry Representative Member

George Cote has verbally informed DCP that he has resigned from the Board and will be submitting a resignation letter. This letter has not been received to date.

Board so noted.

**CORRESPONDENCE:**

None

**DCP COMPLAINT AND INSPECTION REPORTS:**

1. Review of current complaint report including open, closed, and dismissed cases dated December 2018.

2. Review of inspection report dated December 2018.

William Zenga was in attendance and provided an overview of these reports.

**COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

None

There being no further business, the meeting adjourned at 11:37 a.m.

Respectfully submitted,

Karen Layman  
License & Application Analyst

**2019 MEETING SCHEDULE:**

- March 27
- June 26
- September 25
- December 4

All meetings will take place at 450 Columbus Boulevard, Hartford, CT at  
10:00 a.m.