

## MINUTES

### MOBILE MANUFACTURED HOME ADVISORY COUNCIL

JANUARY 15, 2014

The Mobile Manufactured Home Advisory Council convened at 10:04 A.M. at the State Office Building, in Room 117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Joseph B. Castonguay Jennifer Ponte (via telephone)  Rose Holbrook  Keith Jensen Mark Berkowitz Albert Hricz	Attorney at Law, Acting Chairperson CT Real Estate Commission Member Department of Economic and Community Development Representative Connecticut Housing Finance Authority, Alternate Park Owner, Co-Chairperson Park Owner Park Tenant
Members Absent:	Leonard S. Campbell Myriam Clarkson  Marcia L. Stemm Erwin Cohen, Ph.D Lorraine Conderino George Cote Nancy E. Dickal	Town Planner Mobile Manufactured Home Industry Representative Park Owner Senior Citizen Park Tenant Banking Industry Representative Park Tenant
Board Vacancies:	One Representative of the Housing Advisory Committee	
DCP Staff Present:	Robert M. Kuzmich, License & Applications Specialist Karen Layman, Secretary Vicky Bullock, Staff Attorney	
Public Present:	Nancy Palmisano  Mary W. Campbell Raphael Podolsky, Esq.  Kenneth Ward	Connecticut Manufactured Housing Association NW, CT Property Owners Legal Assistance Resource Center of Connecticut

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](http://www.ct.gov/dcp) Division E-Mail: [dcp.occupationalprofessional@ct.gov](mailto:dcp.occupationalprofessional@ct.gov)

## **MINUTES OF PREVIOUS MEETINGS**

Review and approve minutes of the **October 16, 2013** Mobile Manufactured Home Advisory Council meeting. Ms. Palmisano noted an error on page 3, Old Business, No. 1, in that “Ms. Nancy Dickal” should be changed to “Mrs. Nancy Palmisano.” The revised sentence should read as follows: “Mr. Pudlin expressed his appreciation to this Education Committee and Ms. Nancy Palmisano for getting the changes to the Department in a timely fashion including new photographs.” The Council voted to approve the minutes as corrected herein. (Jensen/Berkowitz)

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

No additional comments or concerns were raised.

## **REPORT FROM SUB-COMMITTEES**

### **LEGISLATIVE COMMITTEE**

1. The Legislative Committee, along with DCP staff Mr. Maloney and Ms. Bullock, met for the second time this morning pursuant to the Governor’s mandate that all Departments review their statutes and regulations. Mr. Pudlin summarized the progress to date as follows: At the first meeting, a list of potential issues was generated, starting with items that frequently come before the Department and may be in need of clarification of the law. Subsequent to the meeting, additional topics were solicited from park residents and park owners and added to the list, mostly surrounding maintenance issues. The Committee has also compiled past declaratory rulings to use for review of 21-82, which delineates rights and responsibilities, to see where there may be gaps and what, if any, portions of the statutes may require regulation.

Mr. Pudlin provided the Council with a summary of the Fairchild decision and discussed the implications of this case in relation to how park residents go about pursuing complaints and protecting their rights, and how the Department responds in the future. He stated that there’s a wide range of possible responses to this decision, some of which are in the discretion of the Department, and some might require change in law or regulation.

Mr. Podolsky reviewed the current procedures for making a complaint to the Department, and a discussion ensued regarding the ways in park residents could be better informed during the complaint process, including clarifying the law, notifying parties in advance of their rights, and providing practical advice within the correspondence that the Department sends out.

The next meeting will take place on Friday, February 28 at 9:30 a.m. in Room 117 of the State Office Building.

## **FINANCE COMMITTEE**

Mr. Pudlin requested that Ms. Holbrook schedule a meeting regarding the purchase of individual homes and the purchase of parks before the next Council meeting of April 16, 2014.

Also, Ms. Holbrook will look into recent changes in home loan programs pertaining to people 55 and over and report back to the Council.

## **EDUCATION COMMITTEE**

No items were discussed.

## **OLD BUSINESS**

1. Update regarding the revisions to the *Rights and Responsibilities of Mobile Manufactured Home Communities in Connecticut Booklet*. Mr. Pudlin reported that, at the last meeting, a discussion was held and a draft was reviewed. Subsequent to the meeting, comments were submitted and another draft was sent out with changes accommodating these comments. Mr. Pudlin is requesting an approval of this most current version today. A motion was made to accept the current draft of this booklet dated December 29, 2013 (Berkowitz/Hricz) and the motion was unanimously adopted.

Mr. Pudlin also noted that, although this version may be approved today, this is an ongoing process; further changes will be made. One goal going forward would be to comply with the Department's request for FAQ's. It has been agreed that there will be no separate documents; that FAQ's will correspond to pages in the booklet, as to avoid inconsistencies and duplicative work. Also, the Legislative Committee is going through a process that was prompted by a request by the Governor that all Departments review their regulations and propose changes, particularly, the repeal of any that may be unnecessary. As part of that process, the Committee will be reviewing all of the advisory opinions issued by the Department, as well as AG opinions, and this review may lead to further additions to the Booklet. (See Legislative Committee report on page 2 for more details.)

Mr. Pudlin states that these are the two areas to be addressed before this task will be completed.

## **NEW BUSINESS:**

### 1. Vacancies/New appointments:

The Department has received a letter dated December 16, 2013 addressed to the Governor's Office requesting the appointment of Rose Holbrook to the Council as the CHFA representative. The Council requested that Ms. Bullock follow up with the Department on this matter. Ms. Bullock has also been requested to follow up on the request for the appointment of Arthur Mazeau, Connecticut Homeowner's Alliance, as his appointment is still pending at this time.

The Connecticut Homeowner's Alliance should be contacted regarding Nancy Dickal's intentions regarding her membership on the Council.

The Council voted unanimously to endorse the following recommendations of the Connecticut Homeowner's Alliance:

- Appointment of Al Hricz to the Senior Citizen position
- Appointment of Art Mazeau to the Park Tenant position (Castonguay/Berkowitz)

2. Department Update concerning Mobile Home Park:

Ms. Bullock reviewed the latest complaint summary with the Council. Mr. Pudlin requested that the Council be provided with more details on closed complaint cases at future meetings.

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

No additional comments or concerns were raised.

There being no further business, the Council adjourned at 11:12 AM.

Respectfully submitted,

Karen Layman  
Advisory Council Secretary

**NEXT MEETING DATE: APRIL 16, 2014  
STATE OFFICE BUILDING, 165 CAPITOL AVENUE,  
HARTFORD, CONNECTICUT, ROOM 117**