

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

July 8, 2019

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Conference Room, 4, Broad St. 1st floor Middletown, CT 06457 on Monday, July 8, 2019.

Vice Chairman Santacroce called the meeting to order at 5:02 p.m. and called the roll.

PRESENT: Chairman Noglow, (late arrival); Vice Chairman Santacroce; Phil Cacciola, Commissioner; Commissioner; Larry Riley, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; Christine Juraska, Financial Manager; John Rumberger, Facilities Manager, Jason Lewellyn, Esq.

ABSENT: Senova Stone, Commissioner

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Cacciola, seconded by Commissioner Riley; it was unanimously voted to approve the minutes of the June 10 meeting.

APPROVAL OF BILLS: On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 6/30/19 A/R which shows an increase of \$8031.22 for Conn 9-2; an increase of \$8045.53 for Conn 9-3, an increase of \$7961.10 for Conn 9-4, an increase of \$97.39 for Conn 9-5, a decrease of \$160.64 for Conn State family, and a decrease of \$15.27 for E-101.

LEGAL ACTION: Attorney Lewellyn reported on the 6/28/19 report. There were six new cases opened and three judgements entered this month. The collection total was \$255.40.

FINANCIAL: None

SECTION 8: Mr. Vasiliou reported that as of 7/3/19 there are 838 Section 8 units in place. The transition of Shapard Home is complete with all 32 units in place.

PERSONNEL: We are currently advertising for maintenance position and discussing next move.

MAINTENANCE: 168 work orders completed in June.

MODERNIZATION: Sbona Parking Lot Gate: Purchase order issued to ITS. MHA self- performing site work in advance. TS: (Electrical Switchgear) – Switchover complete; Emergency generator being installed and expect on site portion of project completed by end of July. Sbona(Greenhouse Roofs/Balcony glass): Project closed out. (Sbona Roof) : Capital Studio began design work and performed water tests on facade.; Garland Roof warranty rep was on site to finalize scope and schedule repairs for July. Pre-REAC Preventative Maintenance: REAC Inspection Date is July 17/18. Notified via email on July 4. Monarca Place exterior painting complete. Asphalt sidewalk repairs at Maplewood and Traverse scheduled week of July 8.

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS:

There being no further business to come before the Commission, on motion Vice Chairman Santacrocce, seconded by Commissioner Cacciola, it was unanimously voted to adjourn the monthly meeting at 5:37 p.m.

William Vasiliou
Secretary