

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

November 12, 2019

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Conference Room, 40, Broad St. 1<sup>st</sup> floor Middletown, CT 06457 on Tuesday November 12, 2019.

Vice Chairman Santacroce called the meeting to order at 5:00 p.m. and called the roll.

PRESENT: Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner; Commissioner; Larry Riley, Commissioner

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

ABSENT: Evan Noglow, Chairman; Senova Stone, Commissioner (excused absences)

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 October 15, 2019 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 10/31/19 A/R which shows a decrease of \$687.02 for Conn 9-2; a decrease of \$4473.39 for Conn 9-3, a decrease of \$3978.62 for Conn 9-4, decrease \$117.51 for Conn 9-5, a decrease of \$1485.50 for Conn State family, and an increase of \$396.50 for E-101.

LEGAL ACTION: Attorney Lewellyn reported on the 10/31/19 report. There were 3 new Summary Process cases opened, and one pending trial. The collection total was \$174.90.

FINANCIAL: None

SECTION 8: Mr. Vasiliou reported that there were no findings as a result of the Section 8 audit. As of 11/7/19, there are 826 Section 8 units in place and the average HAP payment is \$794.56. The waitlist has been opened and 800 names were selected in the lottery.

PERSONNEL: Two of the maintenance staff positions were filled.

MAINTENANCE: 136 work orders completed in October.

MODERNIZATION: . Sbona Parking Lot Gate: IT is working on some programming issues. All residents have received parking stickers and are installed on windshields. Sbona Roof:Capital Studio has recommended award be made to Eagle Rivet (low bidder). Contract signing expected week of November 11. Sbona Elevators: A/E fee schedule and scope of work under review. HUD 5 Year Plan: Modernization projects being prioritized for 2020-2024.

OLD BUSINESS: None

NEW BUSINESS: Mr. Vasiliou presented the proposed base rent changes for Moderate Rental and E101 (Marino Manor). No action required.

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Commissioner Cacciola and Seconded by Commissioner Riley, it was unanimously voted to adjourn the monthly meeting at 5:27 p.m.

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William Vasiliou  
Secretary