

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

March 14, 2016

The Regular Meeting of the Housing Authority of the City of Middletown was held at the Senior Center Meeting Room, 150 William Street, Middletown, Connecticut on Monday , March 14, 2016.

Chairman Noglow called the meeting to order at 5:11 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Vice Chairman Sebastian Santacroce, Senova Stone, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: Phil Cacciola, Commissioner, Izzy Greenber, Commissioner (excused absences).

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Vice Chairman Santacroce, seconded by Commissioner Stone; it was unanimously voted to approve the minutes of the February 8, 2016 meeting as submitted.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 2/29/16 A/R which shows decreases of \$5234.74 for CONN 9-2, \$13224.87 for Conn 9-3, \$10913.38 for Conn 9-4, \$13908.36 for MR and \$99.56 for E-101. It was noted that these large decreases are due in part because of write offs.

LEGAL ACTION: Attorney Boccalatte stated his 2/26/16 report shows 1 summary process action started and \$160.00 collected on vacated accounts. Collection has been slow and below average and his office is trying to determine the cause.

FINANCIAL: Mr. Guzzi reported on the Resolution – Deposit/Withdrawal funds from Northeastern Financial

RESOLUTION 2016-7

I certify that I am the duly elected and qualified Secretary and keeper of the records of the Corporation named above, that the following is a true and complete copy of a Resolution duly adopted at a meeting of the Board of Directors of said Corporation held on March 14, 2016 in accordance with law and the by-laws of said Corporation, and that my delivery of this Resolution to the Financial Institution certifies to Financial Institution that such Resolution is still in full force and effect.

RESOLVED, the following described officers , employees or agents of Corporation whose names and signatures appear below, are authorized, for and on behalf of the Corporation, to open and maintain a depository account or accounts of the Corporation with Financial Institution, subject to the terms and conditions specified in the applicable Account Disclosure(s), to endorse and deposit with said Financial Institution negotiable instruments or other orders for the payment of money, which endorsements may be in writing or by stamp and without the designation of the person endorsing.

BE IT FURTHER RESOLVED that the undersigned officers, employees or agents of Corporation may submit orders for the withdrawing of funds from Corporation account(s) with Financial Institution. Such signature may be in writing or electronically communicated. Any undersigned officer, employee or agent may sign without the other(s) unless specifically designated otherwise.

Notwithstanding and modification or termination of the power of any officer, employee or agent or other person to represent the Corporation, this Resolution shall remain in force and bind the Corporation and its legal representatives, heirs, and the Corporation's successors or assigns until written notice to the contrary signed by, or on behalf, the Corporation shall have been properly received by the Financial Institution, and the receipt of such notice shall not effect any action taken by the Financial Institution prior to the receipt of such notice in reliance of this Resolution.

THIS RESOLUTION APPLIES TO ALL ACCOUNTS:

	FED	Voucher	Elderly	State Mod	Local
Acct#:	QRT-214892,	QRT-179756,	QRT- 136798,	QRT-160434,	QRT-104317

On Motion by Vice Chairman Santacroce, seconded by Commissioner Stone, it was unanimously voted to adopt Resolution 2016-7 and waive reading of the same.

SECTION 8: Secretary Vasiliou reported that we will complete the fiscal year with 871 Section 8 units in place. This is a result of a more active release of vouchers. Mr. Vasiliou also reported that we will continue to do monthly voucher briefings.

PERSONNEL: None

MAINTENANCE: 229 work orders were completed in February. REAC inspection push reflective on work order totals.

MODERNIZATION: TS: Main roofs and boilers complete.

Marino Manor: Crosskey A/E firm selected for work on roofs, windows, masonry. MT: Hibbard and Rosa selected to do work on bathrooms. SHRP/MR: electrical close out documents have been received as well as completion cert from A/E. Two buildings on Daddario are nearing completion of windows/siding/roof work. Re-roof work and punch list on Santangelo, Cubeta & Long Lane progressing. REAC inspection took place on March 8 and a very good score was received. Mr. Rumberger noted that the maintenance staff did a great job getting ready for inspection.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: Mr. Vasiliou mentioned that MHA is actively supporting, and taking an active stance in the rehabbing of the former Mary Sheppard Home on Bow Lane. He also reminded the group about the Annual Meeting scheduled for April 5.

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Stone; it was unanimously voted to adjourn the meeting at 5:53 pm.

William Vasiliou
Secretary

