

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

December 14, 2015

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William Street, Middletown, Connecticut on Monday, December 14, 2015.

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

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner,

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

ABSENT: Senovia Stone, Commissioner, Izzy Greenberg, Commissioner (excused absences)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to approve the minutes of the November 9, 2015 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported as of 11/30/15, A/R shows an increase of \$298.09 for Conn 9-2, an increase of \$298.56 for Conn 9-3; Decreases of \$3494.00 for Conn 9-4, \$66.16 for Conn 9-5, Decrease for MR of \$258.38 and \$53.98 for E101 were also noted.

LEGAL ACTION: Attorney Boccalatte stated that the 11/30/15 report shows 1 summary process action, and \$475.00 was collected on vacated accounts. Also stated was the fact that there are fewer but more intricate and challenging cases.

FINANCIAL: Mr. Guzzi reported that the audits have been delivered. Mr. Vasiliou added that there were no findings in the report, and that we are compliant in reporting and transaction calculations. The report has been filed to the mayor's office.

SECTION 8: 852 Section 8 units are in place as of 12/9/15; average payment is \$668.55. Mr. Vasiliou spoke of the new strategy to release vouchers monthly.

PERSONNEL: None

MAINTENANCE: Work orders completed for Sbona Tower were 75 for October, 58 for November; Maplewood Terrace 26 for October, 20 for November; Traverse Square 29 for October, 26 for November; Monarca Place 7 for October, 3 for November; Marino Manor 34 for October, 23 for November; Moderate Rental 75 for October, 56 for November. Vacant unit prep continues.

MODERNIZATION: TS roofs submittals sent to architect; TS boiler room new hot water system is on line; Marino Manor A/E RFQ due 12/23. MR electrical awaiting close out documents in architect's possession.

OLD BUSINESS: Mr. Vasiliou reported that there is continued discussion on rental of old Senior Center.

NEW BUSINESS: Mr. Vasiliou presented schedules of rent increases for MR and E101 and letter sent to residents. A public hearing was held on 12/10. Vote will happen next month. He also presented the 1 year plan which lists goals/objectives of the HA.

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to adjourn the monthly meeting at 5:46 p.m.

William Vasiliou
Secretary