

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

February 11, 2019

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, February 11, 2019.

Vice Chairman Santacroce called the meeting to order at 5:03 p.m. and called the roll.

PRESENT: Sebastian Santacroce, Vice Chairman; Senova Stone, Commissioner, Larry Riley, Commissioner

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

ABSENT: Even Noglow, Chairman; Phil Cacciola, Commissioner, (excused absences)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: Due to abstentions, the minutes of the January 14, 2019 meeting were tabled to the March meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 1/31/19 A/R which shows decrease of \$407.10 for CONN 9-2, decrease of \$94.71 for Conn 9-3, a decrease of \$1007.14 for Conn 9-4, decrease of \$516 for Conn 9-5, decrease of \$7785.67 for State Family, and a decrease of \$58.43 for E-101 was also noted. A very good collection month.

LEGAL ACTION: Mr. Vasiliou reported on Atty Boccalatte's report dated 1/31/19. It was a slow month with new cases opened and no payments were received.

FINANCIAL: Ms. Juraska submitted the proposed write off list for the Moderate Rental complex. On motion by Vice Chairman Santacroce, seconded by Commissioner Riley, it was unanimously voted to adopt Resolution 2019-5 and waive reading of same.

**RESOLUTION 2019-5**

WHEREAS, the Housing Authority of the City of Middletown has unsuccessfully tried to collect the following Moderate Rental (MR11, MR-11A & MR 47) vacated accounts and;

WHEREAS, the Housing Authority has deemed these accounts to be uncollectible;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the following vacated accounts totaling \$10,664.61 be written off:

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<u>Name</u>	<u>Address</u>	<u>Amount</u>	<u>Address</u>
Haley Maya	81 Daddario Rd.	\$7135.80	No Forward
Angellicka Sapia	52 Cubeta Rd.	\$2237.92	Evict / No Fwd
Tara Harrington	35 Santangelo Cir.	\$643.71	No Forward
Karla Jimenez	31 Cubeta Rd.	\$647.18	No Forward

**Grand Total** **\$10,664.61**

Ms. Juraska submitted the list of write off's for State Elderly (E101). On motion by Vice Chairman Santacroce, seconded by Commissioner Riley, it was unanimously voted to adopt Resolution 2019-6, and waive reading of the same.

**RESOLUTION 2019-6**

WHEREAS, the Housing Authority of the City of Middletown has unsuccessfully tried to collect the following State Elderly (E101) vacated accounts and;

WHEREAS, the Housing Authority has deemed these accounts to be uncollectible;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the following vacated accounts totaling \$75.00 be written off:

<u>Name</u>	<u>Address</u>	<u>Amount</u>	<u>Address</u>
Robert Pope	1361 Randolph Rd. # 36	\$75	No Forward
<b>Grand Total</b>		<b>\$75.00</b>	

Mr. Vasiliou submitted the list of write offs for the Federal complexes. On motion by Vice Chairman Santacroce, seconded by Commissioner Stone, it was unanimously voted to approve the Federal write offs as submitted.

SECTION 8: 803 Section 8 units were under lease as of 2/8/19. Average Hap payment per unit is \$794.33.

PERSONNEL: None

MAINTENANCE: 220 work orders were completed in January.

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MODERNIZATION: Traverse Switchgear - poles are set; waiting for Eversource to pull wires to new transformer; Holzner to dig under city sidewalk to reach pole. Sbona Greenhouse/Balcony glass –apt. balconies windows are installed., final trim and punch list remain; 1<sup>st</sup> floor storefront installed, 2<sup>nd</sup> floor storefront scheduled mid Feb; metal roof installation underway. Sbona Roof – warranty material arrived, awaiting installation. Roof replacement RFQ due 2/26/19. Sbona Elevators – reviewed modernization proposals from Thyssen Krupp, preparing RFQ; Sbona water issues – South facade and courtyard , 1<sup>st</sup> /2<sup>nd</sup> floor leaks being investigated by Silver Petricelli and HB Fishman.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Riley; it was unanimously voted to adjourn the meeting at 5:29 pm.

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William Vasiliou  
Secretary