

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

August 12, 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, August 12, 2019.

Vice Chairman Santacroce called the meeting to order at 5:04 p.m. and called the roll.

PRESENT: Vice Chairman Santacroce; Phil Cacciola, Commissioner; Commissioner; Larry Riley, Commissioner; Senova Stone, Commissioner.

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

ABSENT: Evan Noglow, Chairman

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 July 8 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 7/31/19 A/R which shows an decrease of \$1770.89 for Conn 9-2; an increase of \$6956.80 for Conn 9-3, an increase of \$3410.07 for Conn 9-4, an increase of \$299.25 for Conn 9-5, a decrease of \$183.79 for Conn State family, and a decrease of \$79.71 for E-101.

LEGAL ACTION: Attorney Lewellyn reported on the 7/31/19 report. There was one new Summary Process case opened and six cases went to judgement by stipulation this month. The collection total was \$477.12.

FINANCIAL: Ms. Juraska presented the unaudited year end Income Statement summary. The auditors will be here the last week of August.

SECTION 8: Mr. Vasiliou reported that as of 8/8/19 there are 833 Section 8 units in place. The department is moving ahead to open the waitlist in the next 30-60 days.

PERSONNEL: None

MAINTENANCE: 135 work orders completed in July.

MODERNIZATION: Sbona Parking Lot Gate: Purchase order issued to ITS. MHA self- performing site work in advance. TS: (Electrical Switchgear) – Project complete. Awaiting walkthrough and close out documents. (Sbona Roof): Drawings 98 % complete. MHA to review. Bid opening dates being discussed. REAC update: Inspection Date was July 17/18. Received 36/40 Score. Moderate Rental Bathroom Upgrades: 110 completed.

OLD BUSINESS: None

NEW BUSINESS: Mr. Vasiliou presented a letter received from Traverse Square regarding resident concerns. He has reviewed each item with the Traverse Square resident representative.

OTHER BUSINESS:

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to adjourn the monthly meeting at 5:49 p.m.

William Vasiliou
Secretary