

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

April 8, 2019

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William St., Middletown, CT 06457 on Monday, April 8, 2018.

Chairman Noglow called the meeting to order at 5:05 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Phil Cacciola, Commissioner; Senova Stone, Commissioner;

ALSO PRESENT: William Vasiliou, Secretary; Christine Juraska, Financial Manager;
John Boccalatte, Esq.

ABSENT: Sebastian Santacroce, Vice Chairman, Larry Riley, Commissioner (excused absences)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: Due to abstentions, the minutes of the March meeting and the annual meeting were tabled to the May meeting

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 3/31/19 A/R which shows an increase of \$50.54 for Conn 9-2; a decrease of \$821.47 for Conn 9-3, an increase of \$2859.58 for Conn 9-4, a decrease of \$108.59 for Conn 9-5, a decrease of \$1856.05 for Conn State family, and a decrease of \$341.00 for E-101. It was an excellent month for collections.

LEGAL ACTION: Attorney Boccalatte reported on his 3/28/19 report. There were no new cases opened this month. Collections continue to be low.

FINANCIAL: Ms. Juraska reported the finance department is working on the closing the books for end of fiscal year.

SECTION 8: Mr. Vasiliou reported that as of 4/8/19 there are 801 Section 8 units in place and the average per unit cost is \$802.78.

PERSONNEL: Mr. Vasiliou advised the board that Joe Nosal in the Maintenance Dept., will be retiring on 5/10/19. The Commission commended Mr. Nosal on his 27 years of service to the Housing Authority and recognized him for a job well done.

MAINTENANCE: 164 work orders completed in March.

MODERNIZATION: TS: (Electrical Switchgear) – Holzner scheduled for sidewalk/pole conduit portion. Eversource to pull wire once complete.; Sbona:(Greenhouse Roofs/Balcony glass) – job is 99% complete. Final punch list items and project closeout underway. (Sbona Roof) – no word from contractor on if they will perform warranty work. A/E short listed firms are Silver Petricelli and Capital Studio Architects. Awaiting scope and fee proposals due April 25. Work on new roof will be in the fall. (Schindler Elevator) – contract expires August for 150 Williams St. elevator. Pre-REAC Preventative Maintenance in Maplewood underway; Traverse Square next.

OLD BUSINESS: None

NEW BUSINESS: The new write off policy, effective 4/9/19, was unanimously adopted by the board.

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion Commissioner Cacciola, seconded by Commissioner Stone, it was unanimously voted to adjourn the monthly meeting at 5:30 p.m.

William Vasiliou
Secretary