

MONTHLY MEETING OF THE HOUSING AUTHORITY  
OF THE CITY OF MIDDLETOWN

October 11, 2016

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 Tuesday, October 11, 2016.

Chairman Noglow called the meeting to order at 5:25 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Izzy Greenberg, Commissioner

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

ABSENT: Senova Stone, Commissioner; Phil Cacciola, Commissioner (excused absence)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: Due to abstentions, the minutes of the August 8, 2016 meeting were tabled to the November meeting.

Due to abstentions, the minutes of the September 12, 2016 meeting were tabled to the November meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 9/30/2016 A/R which shows increases of \$867.75 for Conn 9-4, and \$689.00 for E101. Net decreases of \$3305.56 for Conn 9-2, \$2523.20 for Conn 9-3 \$32.00 for Conn 9-5 and \$1746.49 were also noted.

LEGAL ACTION: Attorney Boccalatte stated his 9/30/2016 report shows 4 summary process actions started and \$781.00 collected on vacated accounts. Attorney Boccalatte also reported that he is working with MHA+++` staff on finalizing an updated lease.

FINANCIAL: Mr. Guzzi distributed copies of the completed audit for FYE 3/31/2016. There were no findings during the audit and MHA was found to be in compliance.

SECTION 8: 854 Section 8 units were under lease as of 10/01/2016. Mr. Vasiliou reported that he met with HUD concerning steps to make the Section 8 program more attractive to landlords in the area. MHA will use 110% of the FMR as their payment standard beginning November 1, 2016. He also reported that MHA will advertise two rounds of project-base vouchers that are currently available. The first round will be offered for Conn rehab units for the elderly/disabled population. The second round will be offered for Veteran's Homelessness & Disabled in the City of Middletown.

PERSONNEL: None

MAINTENANCE: 228 work orders completed in September. Vacant unit prep continues. The original concrete floor at 55 Daddario Road is being replaced due to settling. The window wells at 81 Daddario Road have been redone.

MODERNIZATION: MT: Seven bathroom renovations have been completed. TS: Contractor is on site performing repairs to the trim work per the manufacturer/architect specifications.

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SHRP MR: Eversource has approved upgrading the windows at Sunset Ridge to triple pane Harvey windows at no cost to MHA. Fourteen out of 38 units are underway at Sunset Ridge. Contractor is completing punch lists at Rockwood Acres and Santangelo Circle.

OLD BUSINESS: None

NEW BUSINESS: Commissioner Greenberg has requested that the Board consider holding the monthly meeting at an earlier time. A discussion will be held at the November meeting.

There being no further business to come before the Commission, on motion by Commissioner Santacrocce, seconded by Commissioner Greenberg; it was unanimously voted to adjourn the monthly meeting at 5:47 p.m.

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William Vasiliou  
Secretary