

REGULAR MEETING OF THE HOUSING AUTHORITY  
OF THE CITY OF MIDDLETOWN

June 10, 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. 1<sup>st</sup> floor Middletown, CT 06457 on Monday, June 10, 2019.

Vice Chairman Santacroce called the meeting to order at 5:08 p.m. and called the roll.

PRESENT: Vice Chairman Santacroce, Phil Cacciola, Commissioner; Senova Stone, Commissioner; Larry Riley, Commissioner (late arrival)

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

ABSENT: Evan Noglow, Chairman (excused absence)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Vice Chairman Santacroce, seconded by Commissioner Stone; it was unanimously voted to approve the minutes of the March 11 meeting; On motion by Commissioner Cacciola, seconded By Commissioner Stone; it was it unanimously voted to approve the minutes of the April 8 meeting; On motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to approve the minutes of the May 13 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 on the 5/31/19 A/R which shows an decrease of \$447.01 for Conn 9-2; an increase of \$590.98 for Conn 9-3, an increase of \$1391.78 for Conn 9-4, a decrease of \$759.64 for Conn 9-5, an increase of \$12,892.73 for Conn State family (due to semi-annual water bills applied to accts.), and a decrease of \$28.00 for E-101. It was overall a good month for collections.

LEGAL ACTION: Attorney Boccalatte reported on his 5/31/19 report. There were two new cases opened this month. Collections was slow.

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 827 Section 8 units in place.

PERSONNEL: We are currently advertising for maintenance position and reviewing resumes.

MAINTENANCE: 248 work orders completed in May.

MODERNIZATION: Sbona Parking Lot Gate: Anticipated install this summer. TS: (Electrical Switchgear) – Eversource has pulled wires to new transformer. Switchover date to new switchgear is being scheduled.; Sbona(Greenhouse Roofs/Balcony glass): reviewing close-out documents and awaiting warranties. (Sbona Roof) : Capital Studio is selected A/E firm. Finalizing agreement. (Schindler Elevator RFQ): 3 RFQ's received. Silver Petricelli, Capital Studio and Salamone.

Schindler Elevator: Contract Termination letter for 150 William ST. location were sent and received per Fed Ex tracking. Pre-REAC Preventative Maintenance: Monarca Place siding power washed. Asphalt repair quotes for Maplewood and Traverse under review. Monarca Place trim paint estimates under review.

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: On behalf of the Middletown Housing Authority, Vice Chairman Santacroce presented Atty. Boccalatte with a gift for his pending retirement. Vice Chairman Santacroce thanked him for his 33 years of service to MHA.

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 5:54 p.m.

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William Vasiliou  
Secretary