

**MINUTES**  
**of the**  
**MAYNARD ROAD CORPORATION**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**Held on**  
**October 28, 2019**

Scott Griffith, President called the Regular Board of Directors meeting of the Maynard Road Corporation to order at 6:30 PM. As a quorum was present the meeting commenced.

**1. ROLL CALL:**

**PRESENT:** Scott Griffith, President  
Carlos Ruiz, Vice President  
Cornelius Ivers, Treasurer  
Nancy Rosado, Director  
Lawrence Kendzior, Director

**ABSENT:** None

**STAFF PRESENT:** Robert Cappelletti, Secretary, and Jamie Urkevic

**OTHERS PRESENT:** Hayley Fetrow, HSF Consulting, LLC.

**2. PUBLIC COMMENTS & WRITTEN COMMUNICATIONS:**

None

**3. ACCEPTANCE OF PREVIOUS MONTHS MINUTES:**

**A. Minutes of the Annual Board of Directors' meeting held September 23, 2019.**

Treasurer Cornelius Ivers made a motion to accept the Minutes of the September 23, 2019 Annual Board of Directors meeting. President Scott Griffith seconded the motion. No discussion. A vote was called. Ayes – 4, Abstention - 1. The minutes were accepted.

Ayes - 4

Abstain - 1

Cornelius Ivers, Treasurer  
Scott Griffith, President  
Carlos Ruiz, Vice President  
Nancy Rosado, Director

Lawrence Kendzior, Director

**B. Minutes of the Regular Board of Directors' meeting held September 23, 2019.**

Treasurer Cornelius Ivers made a motion to accept the Minutes of the September 23, 2019 Regular Board of Directors meeting. Vice President Carlos Ruiz seconded the motion. No discussion. A vote was called. Ayes – 4, Abstention - 1. The minutes were accepted.

Ayes - 4

Abstain – 1

Cornelius Ivers, Treasurer  
Scott Griffith, President  
Carlos Ruiz, Vice President  
Nancy Rosado, Director

Lawrence Kendzior, Director

**C. Minutes of the Special Board of Directors' meeting held September 26, 2019.**

Treasurer Cornelius Ivers made a motion to accept the Minutes of the September 26, 2019 Special Board of Directors meeting. Treasurer Nancy Rosado seconded the motion. No discussion. A vote was called. Ayes – 4, Abstention – 1. The minutes were accepted.

Ayes - 4

Abstain - 1

Cornelius Ivers, Treasurer  
Scott Griffith, President  
Carlos Ruiz, Vice President  
Nancy Rosado, Director

Lawrence Kendzior, Director

**4. TREASURERS REPORT:**

**A. August 2019**

Hayley Fetrow of HSF Consulting, LLC summarized the financial report submitted to the Board. Ms. Fetrow noted other revenue which details revenue expectations. Bristol Development receivables discussed. Secretary Cappelletti stated lender requires release of funds after 50% lease up. Practice described as rental stability. Bristol Development leasing to 55 yr. old and over as well as young millennials employed by ESPN. Director Kendzior questioned requirement for budget revisions to brought before the Board of Directors.

**5. SECRETARY'S REPORT TO THE BOARD:**

Secretary R. Cappelletti reported to the Board. Secretary Cappelletti discussed Hanover Place development.

**6. EXECUTIVE SESSION:**

None

**7. NEW BUSINESS:**

None

**8. OLD BUSINESS:**

None

**9. OTHER ITEMS OF INTEREST:**

MHA safety committee discussed. Vice President Carlos Ruiz suggested adding MRC

employees to committee.

**10. MATTERS NOT ON THE AGENDA:**

None

**11. ADJOURNMENT:**

Vice President Carlos Ruiz made a motion adjourn. Treasurer Carlos Ruiz seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 7:15 PM.

Respectfully Submitted,

Robert Cappelletti  
Secretary

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