

**Minutes  
of the  
MERIDEN HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Held on  
March 22, 2021**

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:33 PM. Meeting held via video conference. As a quorum was present the meeting commenced.

**1. ROLL CALL:**

**PRESENT:** Cornelius J. Ivers, Chairman  
Scott Griffith, Vice Chairman  
Carlos Ruiz, Treasurer  
Nancy Rosado, Resident Commissioner

**EXCUSED ABSENCE:** Lawrence Kendzior, Commissioner

**STAFF PRESENT:** Robert Cappelletti, Executive Director, David Sunshine, Jamie Urkevic, Diana Roman and Eddie Siebert

**OTHERS PRESENT:** None

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

None

**3. RESIDENT ASSOCIATION STATUS:**

**A. Community Towers Tenant Organization:**

None

**4. PREVIOUS MONTH'S MINUTES**

**A. Minutes of the Regular Board of Commissioners' meetings held February 22, 2021.**

Vice Chairman Scott Griffith made a motion to accept the minutes of the Regular Board of Commissioners' meeting held February 22, 2021. Treasurer Carlos Ruiz seconded the motion. No discussion. A vote was called. The vote was Ayes – 4, Nays – 0. The minutes were accepted.

Ayes - 4

Nays - 0

Cornelius J. Ivers, Chairman  
Scott Griffith, Vice Chairman  
Carlos Ruiz, Treasurer  
Nancy Rosado, Resident Commissioner

**5. TREASURER’S REPORT:**

**A. February 2021 FYE 9/30/2021**

Executive Director Cappelletti provided a brief summary of the financial report. Discussion of accounts receivable and cash flow continued. Development process revisited and retained earnings discussed. Pause in development after Pequot Apartments expected. Johnson Farms (Moderate Rental Income program) rehabilitation opportunities deliberated.

**6. CHAIRMAN’S REPORT:**

None

**7. MANAGEMENT REPORTS:**

**A. Executive Director’s Report:**

Executive Director R. Cappelletti provided an update on Hanover Place. Currently four units are occupied with three tenants in que for move in. Full occupancy targeted for June. Yale Acres close out anticipated to be six month process. Community Towers preparing for REAC inspection. A fifteen day notice of inspection is anticipated. Need for roof repair discussed. Section 8 waitlist reported to have opened March 17<sup>th</sup> – 31<sup>st</sup>.

**B. Program Reporting Operations:**

None

**C. Resident Services Report:**

Executive Director Cappelletti stated David Sunshine spearheading coordination of vaccination sites at both Community Towers and Chamberlain Heights.

**8. EXECUTIVE SESSION:**

None

**9. NEW BUSINESS:**

None

**10. OLD BUSINESS:**

None

**11. OTHER ITEMS OF INTEREST:**

None

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

None

### **13. ADJOURNMENT:**

Treasurer Carlos Ruiz made a motion to adjourn, Vice Chairman Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:15 PM.