

**Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
April 26, 2021**

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:37 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
Nancy Rosado, Resident Commissioner (joined at 5:47 PM)
Lawrence Kendzior, Commissioner

EXCUSED ABSENCE: Carlos Ruiz, Treasurer

STAFF PRESENT: Robert Cappelletti, Executive Director, and Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting, LLC, Neil Brockwehl, CT Legal Services

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 March 22, 2021.

Vice Chairman Scott Griffith made a motion to accept the minutes of the Regular Board of Commissioners' meeting held March 22, 2021. Chairman Cornelius Ivers seconded the motion. No discussion. A vote was called. The vote was Ayes – 2, Abstention – 1. The minutes were accepted.

Ayes - 2

Abstain - 1

Cornelius J. Ivers, Chairman
Scott Griffith, Vice Chairman

Lawrence Kendzior, Commissioner

5. TREASURER'S REPORT:

A. March 2021 FYE 9/30/2021

Hayley Fetrow of HSF Consulting LLC presented a brief summary of the financial report. Ms. Fetrow stated next month mid-year revisions would be brought forth. Discussion of variances reflected in the income statement briefly discussed. Ms. Fetrow reported variance primarily attributed to the Section 8 Program. Paycheck Protection Program utilization discussed.

6. CHAIRMAN'S REPORT: None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director R. Cappelletti reported the Housing Choice Voucher Program had opened the wait list for the tenant based voucher program. A total of 5,600 applications had been received. 2,000 applications were selected via lottery system to be placed on waitlist. Executive Director Cappelletti stated the Section 8 dept. currently in process of filling two vacant positions; Director of Section 8 Program and Section 8 eligibility position. Maintenance staff reported to be undertaking Spring cleanup of properties. Management staff preparing for REACT inspection. Executive Director Cappelletti reported that due to COVID restrictions only emergency repairs were being completed as well as all health and safety issues. It was noted that Community Towers was in need of elevator repairs and roof replacement.

B. Program Reporting Operations:

None

C. Resident Services Report:

None

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:

Vice Chairman Scott Griffith made a motion adjourn. Commissioner Lawrence Kendzior seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 5:50 PM.