

MINUTES
of the
MAYNARD ROAD CORPORATION
REGULAR BOARD OF DIRECTORS' MEETING
Held on
November 22, 2021

Scott Griffith, President called the Regular Board of Directors meeting of the Maynard Road Corporation to order at 6:34 PM. The meeting was held via video conference. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Scott Griffith, President
Cornelius Ivers, Treasurer
Lawrence Kendzior, Director
Nancy Rosado, Director
Edward Siebert, Community Director
David Sunshine, Community Director
Jamie Urkevic, Community Director

EXCUSED ABSENCE: Carlos Ruiz, Vice President, Sara Vega, Community Director

STAFF PRESENT: Robert Cappelletti, Secretary, Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting LLC

2. PUBLIC COMMENTS

None

3. ACCEPTANCE OF MINUTES:

A. Minutes of the Annual Board of Directors' meeting held October 25, 2021

Treasurer Cornelius Ivers made a motion to accept the minutes of the Annual Board of Directors' meeting held October 25, 2021. President Scott Griffith seconded the motion. No discussion. A vote was called. The vote was Ayes – 6, Abstention - 1. The minutes were accepted.

Ayes - 6

Abstain - 1

Scott Griffith, President
Lawrence Kendzior, Director
Nancy Rosado, Director
Edward Siebert, Community Director
David Sunshine, Community Director
Jamie Urkevic, Community Director

Cornelius Ivers, Treasurer

B. Minutes of the Regular Board of Directors' meeting held October 25, 2021

President Scott Griffith made a motion to accept the minutes of the Regular Board of Directors' meeting held October 25, 2021. Community Director David Sunshine seconded

the motion. No discussion. A vote was called. The vote was Ayes – 6, Abstention - 1. The minutes were accepted.

Ayes - 6

Abstain - 1

Scott Griffith, President
Lawrence Kendzior, Director
Nancy Rosado, Director
Edward Siebert, Community Director
David Sunshine, Community Director
Jamie Urkevic, Community Director

Cornelius Ivers, Treasurer

4. TREASURERS REPORT:

A. October 2021

Hayley Fetrow presented the Treasurers report. Ms. Fetrow reported no significant activity this month. Ms. Fetrow stated to be in process of identifying development activity that will take place in the next year that will impact the operational budget. Implementation of a maintenance revenue fee schedule discussed.

5. SECRETARY’S REPORT TO THE BOARD:

Secretary Cappelletti reported. Bingham School reported to be near completion. Secretary Cappelletti projecting 4-5 weeks until completion of the O’Connell School. Inspections reported to have been scheduled with the Historic Parks Dept., and HUD Lender for end of December. Construction to permanent loan closing scheduled for late March early April closing. Yale Acres reported to close by the end of February. Lighting modifications discussed with additional posts being required. The finalization of transfer of ownership of streets underway. Rocky Neck Village reported to near end of lease up process. The targeted date of fully leased stated to be December 31. Unexpected material costs increase discussed. Developer fee reported to be effected. HTCC grant request briefly discussed. Supportive services reported to be provided by David Sunshine. Pequot Apartments targeted for closing early Spring 2022. Weekly meetings continue on schedule.

6. EXECUTIVE SESSION:

None

7. NEW BUSINESS:

8. OLD BUSINESS:

None

9. OTHER ITEMS OF INTEREST:

None

10. MATTERS NOT ON THE AGENDA:

A. Secretary's employment contract to be negotiated. A Special board meeting to be scheduled.

11. ADJOURNMENT:

Treasurer Cornelius Ivers made a motion to adjourn, President Scott Griffith seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 7:02 PM.