

MINUTES
of the
MAYNARD ROAD CORPORATION
REGULAR BOARD OF DIRECTORS' MEETING
Held on
April 25, 2022

Treasurer Cornelius Ivers called the Regular Board of Directors meeting of the Maynard Road Corporation to order at 5:58 PM. The meeting was held via video conference. As a quorum was present the meeting commenced.

1. ROLL CALL:

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

ABSENT: Scott Griffith, President, 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 Regular Board of Directors' meeting held March 28, 2022.

Community Director David Sunshine made a motion to accept the minutes of the Regular Board of Directors' meeting held March 28, 2022. Director Lawrence Kendzior seconded the motion. No discussion. A vote was called. The vote was Ayes – 6, Nays - 0. The minutes were accepted.

Ayes - 6

Nays - 0

Nancy Rosado, Director
Cornelius Ivers, Treasurer
Lawrence Kendzior, Director
Edward Siebert, Community Director
Jamie Urkevic, Community Director
David Sunshine, Community Director

4. TREASURERS REPORT:

A. March 2022

Hayley Fetrow of HSF Consulting, LLC. presented the Treasurers report. Ms. Fetrow discussed ownership distribution and stated it would be presented to the BOD next month. Yale Acres and Hanover developments briefly discussed. No further questions or discussion.

5. SECRETARY'S REPORT:

Secretary R. Cappelletti reported on the site lighting and Wi-Fi status at Yale Acres. It was reported the first year of recertifications for new residents was underway. Bristol Schools reported to be in closing phase. Eversource reported to be purchasing tax credits. Solar Interconnection application in process. Rocky Neck Village units reported to be completed with some site work remaining. May 1st the development is to be fully occupied. Brookside Apartments construction target date is July. Secretary Cappelletti discussed the close out of Windsor Housing Authority's one year contract. Windsor Housing Authority is searching for a property management company whom will transition and stabilize the Authority. Secretary Cappelletti reported a 9% LIHTC application was submitted by HF3 along with MRC. Director Kendzior expressed concern as he stated the BOD had not given approval to submit the application. Secretary Cappelletti explained no commitment had been made and if the application were to be awarded it would be at that point the Board's approval would be sought. Director Kendzior expressed concern and wanted it noted the application was submitted without the need for Board approval. Secretary Cappelletti stated the application was submitted by HF3 not MRC. Treasurer Ivers requested a summary of the 40 unit, 1 and 2 bedroom project.

6. EXECUTIVE SESSION:

None

7. NEW BUSINESS:

None

8. OLD BUSINESS:

None

9. OTHER ITEMS OF INTEREST:

None

10. MATTERS NOT ON THE AGENDA:

None

11. ADJOURNMENT:

Director Kendzior made a motion to adjourn, Treasurer Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:30 PM.