

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
January 23, 2023**

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:37 PM. The meeting was held at 22 Church St., Meriden. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Cornelius J. Ivers, Chairman
Nancy Rosado, Resident Commissioner (Via telephone)
Lawrence Kendzior, Commissioner

ABSENT: Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer

STAFF PRESENT: Robert Cappelletti, Executive Director, Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting LLC

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 November 28, 2022.

Commissioner Kendzior made motion to approve the minutes of the Regular Board of Commissioners' meeting held November 28, 2022. Resident Commissioner Nancy Rosado seconded the motion. No discussion. A vote was called. The vote was Ayes – 3, Nays - 0. The vote was unanimous. The minutes were approved.

Ayes - 3

Nays – 0

Cornelius J. Ivers, Chairman
Nancy Rosado, Resident Commissioner
Lawrence Kendzior, Commissioner

5. TREASURER'S REPORT:

A. December 2022 FYE 12/31/2022

Ms. Fetrow provided a detailed report of the treasurer's report. Ms. Fetrow stated the first draft of year-end financial statement was in preparation as corporation continues accruing expenses through Feb. first. Financial statements due to HUD no later than March 15th. Commissioner Kendzior questioned operating transfers in to business activities funds. Ms. Fetrow provided clarification.

6. **CHAIRMAN'S REPORT:** None

7. **MANAGEMENT REPORTS:**

A. Executive Director's Report:

Executive Director Cappelletti reported HCV program continues high utilization. Staffing discussed. Rent adjustments discussed. Community Towers reported variety of activities, Roof leaks identified to be located in building soffits. Elevator RFP remains unsuccessful. MRC will reach out to DAS for bids. Capitol funds repairs funding reported to have been discussed with HUD. Secretary Cappelletti reported the first order of COVID air purifiers had been received and will be hard wired installed in common areas of Community Towers development. HUD onsite review rescheduled Feb 13th. Chair and Vice Chair to be present.

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:

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