

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
January 22, 2024**

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:31 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
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer

ABSENT: Nancy Rosado, Resident Commissioner

STAFF PRESENT: Robert Cappelletti, Executive Director, Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting LLC

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

None

3. PREVIOUS MONTH'S MINUTES

A. Minutes of the Annual Board of Commissioners' meeting held December 18, 2023.

Chairman Cornelius Ivers made motion to approve the minutes of the Annual Board of Commissioners' meeting held December 18, 2023. Treasurer Carlos Ruiz 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
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer

B. Minutes of the Regular Board of Commissioners' meeting held December 18, 2023.

Chairman Cornelius Ivers made motion to approve the minutes of the Regular Board of Commissioners' meeting held December 18, 2023. Treasurer Carlos Ruiz 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
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer

4. TREASURER’S REPORT:

A. December 2023 FYE 12/31/2023

Hayley Fetrow of HSF Consulting provided a detailed review of the treasurer’s report.

5. CHAIRMAN’S REPORT:

6. None

7. MANAGEMENT REPORTS:

A. Executive Director’s Report:

Executive Director Cappelletti discussed current actions being taken to address nonresidents entering the Community Towers building. Executive Director Cappelletti stated MHA continues to work with MPD regarding the safety and security of the development. Need for additional maintenance staffing reported. Johnson Farms maintenance discussed. MHA invited to participate on the panel of CT Comprehensive Energy Strategy Technologies.

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:

Treasurer Ruiz discussed utilizing technical school students for Johnson Farms rehab project in future.

13. ADJOURNMENT:

Vice Chairman Scott Griffith made a motion to adjourn. Treasurer Carlos Ruiz seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned
At 6:05 PM.