

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

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:33 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  
Nancy Rosado, Resident Commissioner

**ABSENT:** Carlos Ruiz, Treasurer

**STAFF PRESENT:** Robert Cappelletti, Executive Director, Ed Siebert and Jamie Urkevic

**OTHERS PRESENT:** None

**2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:**

None

**3. PREVIOUS MONTH'S MINUTES**

**A. Minutes of the Regular Board of Commissioner' meeting held February 26, 2024.**

Vice Chairman Scott Griffith made motion to approve the minutes of the Regular Board of Commissioners' meeting held February 26, 2024. Chairman Cornelius Ivers seconded the motion. No discussion. A vote was called. The vote was Ayes – 2, Abstention - 1. The minutes were approved.

Ayes - 2

Abstention - 1

Cornelius J. Ivers, Chairman  
Scott Griffith, Vice Chairman

Nancy Rosado, Resident Commissioner

**4. TREASURER'S REPORT:**

**A. March 2024 FYE 12/31/2024**

Executive Director Robert Cappelletti summarized the monthly financial report.

**5. CHAIRMAN’S REPORT:**

None

**6. MANAGEMENT REPORTS:**

**A. Executive Director’s Report:**

Executive Director Cappelletti reported an increased workforce located at Community Towers. Significant progress of unit turnover and lease up was discussed. Capital improvements including elevator replacements, hot water heaters and emergency generators are underway. Administrative staff continue to monitor all improvements that will improve the safety and security at the development. Discussion included the hiring of a qualified professional security company.

**B. Program Reporting Operations:**

Director of Real Estate Services Ed Siebert summarized his report. Highlights included additional EV stations located at Hanover Place and Meriden Commons I and II.

**C. Resident Services Report:**

Executive Director Cappelletti reviewed the Resident Services Report. The FSS grant was awarded.

**7. EXECUTIVE SESSION:**

None

**8. NEW BUSINESS:**

None

**9. OLD BUSINESS:**

None

**10. OTHER ITEMS OF INTEREST:**

None

**11. MATTERS NOT ON THE AGENDA:**

None

**13. ADJOURNMENT:**

Vice Chairman Scott Griffith made a motion to adjourn. Chairman Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned  
At 6:14 PM.