

**Minutes of the  
MERIDEN HOUSING AUTHORITY  
REGULAR BOARD MEETING**

**Held on  
August 27, 2024**

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:36 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  
Carlos Ruiz, Treasurer (via telephone)  
Nancy Rosado, Resident Commissioner (via telephone)

**EXCUSED ABSENCE:** Scott Griffith, Vice Chairman

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

**OTHERS PRESENT:** None

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

None

Chairman Cornelius Ivers made a motion to amend the agenda to move New Business: Resolution 1165 forward on the agenda to accommodate Treasurer Ruiz's schedule. Carlos Ruiz, Treasurer seconded the motion. A vote was called. The vote was Ayes - 3, Nays - 0. The vote was unanimous.

Ayes - 3

Nays - 0

Cornelius J. Ivers, Chairman  
Carlos Ruiz, Treasurer  
Nancy Rosado, Resident Commissioner

**3. NEW BUSINESS:**

**A. Resolution 1165: Approval of flat rental increase at Community Towers**

Chairman Cornelius Ivers made a motion to adopt Resolution 1165. Treasurer Carlos Ruiz seconded the motion. Brief discussion continued. A vote was called. The vote was unanimous. Resolution 1165 was adopted.

Ayes - 3

Nays - 0

Cornelius J. Ivers, Chairman  
Carlos Ruiz, Treasurer  
Nancy Rosado, Resident Commissioner

#### **4. PREVIOUS MONTH'S MINUTES**

##### **A. Minutes of the Regular Board of Commissioner' meeting held July 22, 2024.**

Chairman Cornelius Ivers made a motion to approve the minutes of the Regular Board of Commissioners' meeting held July 22, 2024. Resident Commissioner Nancy Rosado seconded the motion. No discussion. A vote was called. The vote was Ayes – 3, Nays - 0. The minutes were approved.

Ayes - 3

Nays - 0

Cornelius J. Ivers, Chairman  
Carlos Ruiz, Treasurer  
Nancy Rosado, Resident Commissioner

#### **5. TREASURER'S REPORT:**

##### **A. July 2024 FYE 12/31/2024**

Executive Director Robert Cappelletti summarized the July 2024 financial report. Executive Director Cappelletti reported all programs were performing well.

#### **6. CHAIRMAN'S REPORT:**

None

#### **7. MANAGEMENT REPORTS:**

##### **A. Executive Director's Report:**

Executive Director Cappelletti reported the RFP for Security Services for Community Towers received one response. Executive Director Cappelletti stated less vagrancy activity reported at Community Towers development. Staff at Community Towers working on unit turnovers with additional workforce. Purging of waitlist was completed. Executive Director Cappelletti stated renovation work had slowed at Johnson Farms due to budget constraints. All health and safety items continue to be addressed with major renovations on hold until funding can be achieved.

##### **B. Program Reporting Operations:**

None

##### **C. Resident Services Report:**

Executive Director Cappelletti reported Resident Service Director, David Sunshine worked with registrar of voters during Voter Primaries and was currently working on the Annual Plan.

**8. EXECUTIVE SESSION:**

None

**9. OLD BUSINESS:**

None

**10. OTHER ITEMS OF INTEREST:**

None

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

None

**13. ADJOURNMENT:**

Treasurer Carlos Ruiz made a motion to adjourn. Chairman Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 5:46 PM.