

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
September 23, 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
Nancy Rosado, Resident Commissioner

ABSENT: Carlos Ruiz, Treasurer

STAFF PRESENT: Robert Cappelletti, Executive Director, David Sunshine, 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 August 26, 2024.

Vice Chairman Scott Griffith made a motion to approve the minutes of the Regular Board of Commissioners' meeting held August 26, 2024. Chairman Cornelius Ivers seconded the motion. No discussion. A vote was called. The vote was Ayes – 3, Nays - 0. The minutes were approved.

Ayes - 4

Nays - 0

Cornelius J. Ivers, Chairman
Scott Griffith, Vice Chairman
Nancy Rosado, Resident Commissioner

4. TREASURER'S REPORT:

A. August 2024 FYE 12/31/2024

Executive Director Robert Cappelletti summarized the August 2024 financial report. Executive Director Cappelletti reported all programs were performing well. Increased expenses attributed to increased insurance costs, Municipal Retirement Funding fees and utilities.

5. CHAIRMAN’S REPORT:

None

6. MANAGEMENT REPORTS:

A. Executive Director’s Report:

Executive Director Cappelletti discussed ongoing capital improvements at Community Towers. Generators currently being installed by manufacturer. New elevators will be completed and fully operational in both the North and South Towers by October. Vacancies discussed. Executive Director Cappelletti reported the RFP for Security Services was reissued as only one response was received. Johnson Farms units required major repair work including basement stair wells and full replacement of kitchen and baths. Rental increase discussed. Executive Director Cappelletti reported the annual plan was in process.

B. Program Reporting Operations:

None

C. Resident Services Report:

David Sunshine discussed assisting residents under eviction process by creating stipulated agreements.

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 5:54 PM.