

**Minutes of the  
MERIDEN HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Held on  
January 27, 2025**

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:30 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 conference call)  
Scott Griffith, Vice Chairman

**ABSENT:** Carlos Ruiz, Treasurer

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

**OTHERS PRESENT:** None

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

**Dan Zaborowski 39 Fiesta Heights, Meriden, CT:** Mr. Zaborowski addressed the Board with concerns related to illegal trespassers located at Community Towers. Mr. Zaborowski stated he looked forward to Meriden Housing Authority finalizing hiring a Security Company to protect the residents of the Community Towers Development.

**3. PREVIOUS MONTH'S MINUTES**

**A. Minutes of the Annual Board of Commissioner's meeting held December 16, 2024.**

**B. Minutes of the Regular Board of Commissioner's meeting held December 16, 2024.**

Vice Chairman Scott Griffith made a motion to approve the minutes of both the Annual and Regular Board of Commissioners' meetings held December 16, 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 - 3

Nays - 0

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

**C. Minutes of the Special Board of Commissioner’s meeting held January 13, 2025**

Chairman Cornelius Ivers made a motion to approve the minutes of the Special Board of Commissioners’ meeting held January 13, 2025. Resident Commissioner Nancy Rosado seconded the motion. No discussion. A vote was called. The vote was Ayes – 2, Abstain - 1. The minutes were approved.

Ayes - 3

Abstain - 1

Cornelius J. Ivers, Chairman  
Nancy Rosado, Resident Commissioner

Scott Griffith, Vice Chairman

**4. TREASURER’S REPORT:**

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

Executive Director Robert Cappelletti summarized the December 2024 financial report. A brief discussion continued.

**5. CHAIRMAN’S REPORT:**

None

**6. MANAGEMENT REPORTS:**

**A. Executive Director’s Report:**

Executive Director Cappelletti reported Community Towers staff continue work on vacancies. Executive Director Cappelletti stated two permanent F/T maintenance staff had been hired at Community Towers. Contract negotiation of the selected Security Service Company continues. A Special Board Meeting is to be scheduled when negotiations have been finalized. Executive Director Cappelletti stated all large capital improvements at Johnson Farms remain on hold until a method of funding has been identified. Maintenance continues to perform all necessary repairs related to health and safety.

**B. Resident Services Report:**

No Discussion

**7. EXECUTIVE SESSION:**

None

**8. NEW BUSINESS:**

**C. Resolution 1167: Approval of Orion Protective Services Contract.** Resolution tabled.

**9. OLD BUSINESS:**

None

**10. OTHER ITEMS OF INTEREST:**

None

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

None

**12. 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 5:59 PM