

MINUTES
of the
MAYNARD ROAD CORPORATION
REGULAR BOARD OF DIRECTORS' MEETING
Held on
January 27, 2025

President Scott Griffith called the Regular Board of Directors meeting of the Maynard Road Corporation to order at 6:08 PM. The meeting was held at 22 Church St., Meriden. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Scott Griffith, President
Cornelius Ivers, Director
Nancy Rosado, Treasurer (via conference call)
Jamie Urkevic, Community Director
David Sunshine, Community Director (via conference call)

ABSENT: Carlos Ruiz, Vice President, Edward Siebert, Community Director

STAFF PRESENT: Robert Cappelletti, Secretary, and Jamie Urkevic

OTHERS PRESENT: None

2. PUBLIC COMMENTS

None

3. ACCEPTANCE OF MINUTES:

A. Minutes of the Annual Board of Directors' meeting held December 16, 2024.

B. Minutes of the Regular Board of Directors' meeting held December 16, 2024.

Director Cornelius Ivers made a motion to approve the minutes of the Annual Board of Directors' and the Regular Board of Directors' meeting both held December 16, 2024. President Scott Griffith seconded the motion. No discussion. A vote was called. The vote was Ayes – 5, Nays - 0. The minutes were accepted.

Ayes – 5

Nays - 0

Scott Griffith, President
Cornelius Ivers, Director
Nancy Rosado, Treasurer
Jamie Urkevic, Community Director
David Sunshine, Community Director

4. TREASURERS REPORT:

A. December 2024

Secretary Cappelletti reviewed the Treasurer's report. Escalating utility bills discussed.

5. SECRETARY'S REPORT:

Secretary Cappelletti reported that both Brookside Commons and Rocky Neck Village are currently 100% occupied with rent collections improving. Secretary Cappelletti reported that Rocky Neck Village investor inspection was scheduled for this week. Bingham and O'Connell Schools' property management company experiencing difficulty maintaining a low vacancy rate. MRC reported to be working with the property management company to increase their success rate.

6. EXECUTIVE SESSION:

None

7. NEW BUSINESS:

None

8. OLD BUSINESS:

None

9. OTHER ITEMS OF INTERST:

None

10. MATTERS NOT ON THE AGENDA:

None

11. ADJOURNMENT:

President Scott Griffith made a motion to adjourn. Director Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:16 PM.