



MAYNARD ROAD CORPORATION

Maynard Road Corporation
22 Church Street
Meriden, CT 06451

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Hayley Fetrow Interim Secretary



Scott T. Griffith
President
Carlos Ruiz
Vice President
Cornelius J. Ivers
Director
Nancy Rosado
Treasurer

TO: MAYNARD ROAD CORPORATION, Board of Directors

FROM: Scott T. Griffith, President

DATE: September 22, 2025

RE: BOD Regular Board Meeting

This is to advise the Board of Directors that there will be a Regular Board Meeting held **Monday, September 22, 2025, immediately following the Housing Authority of the City of Meriden's Regular Board of Commissioners' meeting. The meeting will be held at 22 Church St.**

AGENDA

1. ROLL CALL:
2. PUBLIC COMMENTS:
3. ACCEPTANCE OF MINUTES:
 - A. Minutes of the Regular Board of Directors' meeting held August 25, 2025.
4. TREASURERS REPORT:
 - A. August 2025
5. INTERIM SECRETARY'S REPORT TO THE BOARD:
 - A. Secretary's Report
 - B. Yale Acres Site Operations

6. EXECUTIVE SESSION:
7. NEW BUSINESS:
8. OLD BUSINESS:
9. OTHER ITEMS OF INTEREST:
10. MATTERS NOT ON THE AGENDA:
11. ADJOURNMENT:

CC: City Clerk
Record Journal
City Manager
Mayor

MINUTES
of the
MAYNARD ROAD CORPORATION
REGULAR BOARD OF DIRECTORS' MEETING
Held on
August 25, 2025

Vice President Carlos Ruiz called the Regular Board of Directors meeting of the Maynard Road Corporation to order at 6:54 PM. The meeting was held at 22 Church St., Meriden. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Nancy Rosado, Treasurer (via conference call)
Carlos Ruiz, Vice President
Cornelius Ivers, Director

ABSENT: Scott Griffith, President

STAFF PRESENT: Acting Secretary Hayley Fetrow and Jamie Urkevic

OTHERS PRESENT: None

2. PUBLIC COMMENTS

None

3. ACCEPTANCE OF MINUTES:

A. Minutes of the Regular Board of Directors' meeting held July 28, 2025.

Director Cornelius Ivers made a motion to approve the minutes of the Regular Board of Directors' meeting held July 28, 2025. Treasurer Nancy Rosado seconded the motion. No discussion. A vote was called. The vote was Ayes – 3, Nays – 0. The minutes were accepted.

4. TREASURERS REPORT:

A. July 2025

Acting Secretary Hayley Fetrow provided a summary of the draft financial statements.

5. SECRETARY'S REPORT:

Yale Acres Management Report summarized.

6. EXECUTIVE SESSION:

None

7. NEW BUSINESS:

None

8. OLD BUSINESS:

None

9. OTHER ITEMS OF INTEREST:

None

10. MATTERS NOT ON THE AGENDA:

None

11. ADJOURNMENT:

Director Cornelius Ivers made a motion to adjourn. Vice President Carlos Ruiz seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:56 PM.

YALE ACRES – Site Operations Update

September 22, 2025

Occupancy Summary

Total Units	#Occupied	#Vacant	% Occupied	% Vacant
[162]	[159]	[3]	[98%]	[2%]

Vacant Units:

- **83 Broadvale Road (2BDRM)**– Unit ready for inspection (transfer not eligible to move-in so we are moving onto applicant). We are screening applicants from the waitlist now for an October move in.
- **71 Elizabeth Road (3BDRM)** –being turned over (will be occupied with transfer asap)
- **112 Broadvale Road (3BDRM)** – just vacated and being turned over (will be occupied with transfer on **9/25/2025** which will free up a 3-bedroom unit)

Collections/Legal Efforts

- A few tenants are current with court stipulations in place. The open legal is as follows:

	UNIT	AMOUNT OWED	STATUS
1	16 Elizabeth Court	\$2,712	TBD, quit date 9/19/25
2	79 Gilbert Rd	\$756	NTQ for non-payment of rent and Unauthorized Occupant. Waiting for court date.

Maintenance

- Normal day-to-day maintenance calls.
- Continually conducting Annual Inspections (at recertifications and if issue).
- Power washing in progress (will be complete within the next week).

Compliance

- Conducting Internal File Audit of all files. Ongoing.

Other Notes

- Working on plans to renovate office & exterior front (mostly cosmetic) and clean up the parking lot and maintenance area. Office upgrades are ongoing.