

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

April 13, 2020

The Regular Meeting of the Housing Authority of the City of Middletown was via telephone conference on Monday, April 13, 2020.

Chairman Noglow called the meeting to order at 5:08 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Phil Cacciola, Commissioner; Senova Stone, Commissioner; Larry Riley, Commissioner.

ALSO PRESENT: William Vasiliou, Secretary; Christine Juraska, Financial Manager; John Rumberger, Facilities Manager, Jason Lewellyn, Esq.

ABSENT: Sebastian Santacroce, Vice Chairman

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Cacciola, seconded by Commissioner Stone, it was unanimously voted to approve the minutes of the January 13, 2020 meeting as submitted. On motion by Commissioner Riley, seconded by Commissioner Stone, it was unanimously voted to approve the minutes of the February 10, 2020 meeting as submitted. On motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to approve the minutes of the March 9, 2020 meeting as submitted.

APPROVAL OF BILLS: On motion Commissioner Cacciola, seconded by Commissioner Stone, it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 3/21/20 A/R which shows an increase of \$632.70 for CONN 9-2, a decrease of \$362.38 for Conn 9-3, an increase of \$21.67 for Conn 9-4, an increase of \$54.78 for Conn 9-5, an increase of \$3882.12 for State Family, and an increase of \$108.00 for E-101.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 3/31/20. There were no new summary process matters opened. There were 4 judgement actions, 3 of which were by stipulation and one by default. Atty Lewellyn noted that due to the Covid-19 situation, and because the courts have suspended housing matters, there is a stay on all summary process executions.

FINANCIAL: None

SECTION 8: There are 806 Section 8 units in place for the current month as of 2/5/20. There are two Section 8 briefings scheduled for March.

PERSONNEL: None

MAINTENANCE: 163 work orders were completed in March.

MODERNIZATION: Sbona Main Roof- Anticipated start date 3-4 weeks away. SOV and timeline submitted for review. Sbona Elevator –bids due by April 30 at 4:00 pm. Advertised in papers 4/5-4/12 and walkthrough on 4/16; Maintenance Crew: Practicing distancing by working separately in vacant units. Responding to emergency work orders only.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Commissioner Riley; it was unanimously voted to adjourn the meeting at 5:24 pm.

William Vasiliou
Secretary