The Regular Meeting of the Housing Authority of the City of Middletown was held in the conference room at 40 Broad St., and via Zoom on Monday, July 11, 2022.

Chairman Noglow called the meeting to order at 5:01 p.m. and called the roll.

**PRESENT:** Evan Noglow, Chairman; Phil Cacciola, Commissioner; Senovia Stone, Commissioner

**ALSO PRESENT:** William Vasiliou, Secretary; John Rumberger, Asst. Executive Director; Christine Juraska, Finance Director, Jason Lewellyn, Esq.; Linda Guarino, Section 8 Manager

**ABSENT:** Larry Riley, Commissioner

**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 June 16, 2022 meeting.

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

**ACCOUNTS RECEIVABLE:** Secretary Vasiliou reported on the June 2022 A/R which shows a decrease of $11,481.85 for CONN 9-2, an increase of $6,760.54 for Conn 9-3, an increase of $16,660.39 for Conn 9-4, a decrease of $584.00 for CONN-5, a decrease of $29,930.93 for State Family, and an increase of $187.10 for E-101.

**LEGAL ACTION:** Atty. Lewellyn reported on the Legal Report of 6/30/2022. In June 11 Summary Process eviction cases were filed with the court. $0.00 was received in collections.

**FINANCIAL:** Ms. Juraska reported that she is working on the year end audit.

**SECTION 8:** Mr. Vasiliou reported that there are 825 units in place, and the average HAP payment is $794.53.
PERSONNEL: None

MAINTENANCE: 171 work orders were completed in June.

MODERNIZATION: Maplewood Window/Door Replacement: physical work is complete; awaiting close-out docs. Traverse Door Replacement: Installation complete; awaiting close-out docs and final acceptance for A/E. Monarca Place HVAC/Generator: Bids under review and awaiting award recommendation from A/E.


SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: Mr. Vasilious gave an update on Shepard Home, St. Luke’s and Charles IT

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Commissioner Stone; it was unanimously voted to adjourn the meeting 5:22 pm.
William Vasiliou
Secretary