

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

July 13, 2020

The Regular Meeting of the Housing Authority of the City of Middletown was held in the conference room at 40 Broad St., via Zoom and telephone conference on Monday, July 13, 2020.

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

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

ALSO PRESENT: William Vasiliou, Secretary; John Rumberger, Asst Executive Director; Jason Lewellyn, Esq.

ABSENT: None

PUBLIC SESSION: None

FOLLOW-UP REPORT: The comments from tenant at last meeting regarding vacuuming of the halls of Sbona Tower were addressed.

APPROVAL OF MINUTES: On motion by Commissioner Riley, seconded by Commissioner Stone, it was unanimously voted to approve the minutes of the June 8, 2020 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 6/30/20 A/R which shows an increase of \$8709.21 for CONN 9-2, an increase of \$8986.42 for Conn 9-3, an increase of \$13048.49 for Conn 9-4, a decrease of \$16 for Conn 9-5, an increase of \$2739.59 for State Family, and an increase of \$88.28 for E-101. The increases were due in large part to air conditioning charges applied to tenant accounts.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 6/30/20. Due to the fact that courts are closed to non-payment of rent evictions, and guidelines set forth by the Governor's orders, there were no new summary process matters opened and no judgements. No collections for this month.

FINANCIAL: None

SECTION 8: There are 792 Section 8 units in place for the current month as of 7/9/20. There will be a release of 50 vouchers in the coming weeks.

PERSONNEL: None

MAINTENANCE: 158 work orders were completed in June.

MODERNIZATION: Sbona Main Roof- Roof 90 % complete. Architect to approve 2 change orders and coping submittal. Sbona Elevator – Submittals underway. The 2-story hydraulic elevator at (old Senior Center) will be first beginning September /October. Maplewood and Traverse A/E RFQ: working on windows and Entry doors for Maplewood and entry doors for Traverse. There were 11 respondents. Review process underway. MR Paving – 1 bid received; awaiting 2 others.

Modernization Continued:

Marino Manor Sidewalks – Architects are preparing design, pricing and scope for review.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Stone; it was unanimously voted to adjourn the meeting at 5:26 pm.

William Vasiliou
Secretary