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, August 8, 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; Larry Riley, Commissioner

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

ABSENT: None

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 July 11, 2022 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the July 2022 A/R which shows a decrease of $1,079.18 for CONN 9-2, a decrease of $223.00 for Conn 9-3, an increase of 6,993.16 for Conn 9-4, an increase of $556.64 for CONN-5, an increase of $6,665.77 for State Family, and an increase of $1,276.80 for E-101.

LEGAL ACTION: Atty. Lewellyn reported on the Legal Report of 7/31/2022. In July 7 Summary Process eviction cases were filed with the court. $722.55 was received in collections.

FINANCIAL: Ms. Juraska reported that the financial data submitted to HUD has been approved. She is currently uploading information from audit into the portal.

SECTION 8: Mr. Vasiliou reported that there are 820 units in place, and the average HAP payment is $787.38. the department is coming out with another round of approximately 50 project based vouchers.

PERSONNEL: None

MAINTENANCE: 173 work orders were completed in July.

MODERNIZATION: Maplewood Window/Door Replacement: awaiting close-out docs. Traverse Door Replacement: awaiting close-out docs and final acceptance for A/E. Monarca Place HVAC/Generator: Award made to JLY Construction; signing TBD mid August.
Marino Manor Expansion: 8 bids received. A. Secondino is the apparent low bidder. Under review by QA&M. Sbona Tower Exterior Façade/Masonry RFQ: RFQ submissions still under review. Sbona Tower HVAC/Switchgear/ Maplewood and Traverse Square domestic water/ HVAC piping and controls upgrade RFQ: submissions under review. Office Phone System Upgrade: Awaiting 2 additional quotes for new VOIP phone system. Copper phone line repair obsolete by August 22 per FCC. Maplewood Terrace 0020 Paving: Hibbard and Rosa Architects preparing bid docs. MHA awarded CBDG money for repaving project.

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 Commissioner Cacciola, seconded by Commissioner Riley; it was unanimously voted to adjourn the meeting 5:28 pm.

__________________________________
William Vasiliou
Secretary