The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Conference Room, 40, Broad St. 1st floor Middletown, CT 06457 on Monday, December 9, 2019.

Chairman Noglow called the meeting to order at 5:05 p.m. and called the roll.

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

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

**ABSENT:** None

**PUBLIC SESSION:** None

**FOLLOW-UP REPORT:** None

**APPROVAL OF MINUTES:** On motion by Commissioner Cacciola, seconded by Commissioner Riley; it was unanimously voted to approve the minutes of the November 12, 2019 meeting.

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

**ACCOUNTS RECEIVABLE:** Secretary Vasiliou reported on the 11/30/19 A/R which shows an increase of $1314.36 for Conn 9-2; an increase of $1001.93 for Conn 9-3, a decrease of $1560.09 for Conn 9-4, an increase of $4.00 for Conn 9-5, an increase of $27,961.82 for Conn State family, and an increase of $18.23 for E-101.

**LEGAL ACTION:** Attorney Lewellyn reported on the 11/27/19 report. There was one new Summary Process case opened, and three entered into stipulated agreement. The collection total was $334.05.

**FINANCIAL:** On motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously vote to approved the base rent increases for CT State Family and State Elderly complexes.

**SECTION 8:** Mr. Vasiliou that as of 11/7/19, there are 809 Section 8 units in place. The deadline for submission of the lottery paperwork was Friday, December 6 and the department is now processing the applications.

**PERSONNEL:** The maintenance department is at full staff level. The new hires have assimilated very well.

**MAINTENANCE:** 280 work orders completed in November.
MODERNIZATION:  • Sbona Parking Lot Gate: Integrated Security has loaded the new software and fixed the problem with the main gate being electronically locked out.  • Sbona Roof: Contract signed with Eagle Rivet Roof; Spring install is planned.  • Sbona Elevators: A/E fee schedule and scope of work under review.  • Maintenance Crew: Posting individual neighborhoods to complete any outstanding work orders.

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Commissioner Cacciola and Seconded by Vice Chairman Santacroce, it was unanimously voted to adjourn the monthly meeting at 5:38 p.m.

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William Vasiliou
Secretary