

June 21, 2017

Mayfair Gardens Community Room

Attending: Chairman Josh Howroyd
Lisa O'Neill
Judith Taylor – Tenant Commissioner
Joseph D'Ascoli, Executive Director

Absent: Paul Rubin – Vice Chairman
MaryAnn Creamer

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:35 pm.

II. Adoption of Minutes – Meeting of May 16, 2017

Chairman Howroyd called for a motion to approve the minutes of May 19, 2017 meeting. Ms. O'Neill moved to approve the minutes; Ms. Taylor seconded. Motion passed 3-0.

III. Correspondence – Audit Report for FYE September 30, 2016

Mr. D'Ascoli gave a brief overview of the audit report. MHA netted \$835k for the year end. This is the best audit report MHA has had in some time. Expenses are down and a copy of this report will be forwarded to HUD for their auditors to review. This should yield us a high performer rating.

IV. Accounts Payable – May 2017 Payment Summary & Detail Report

Mr. D'Ascoli reported things look good, nothing out of the ordinary.

V. Executive Director's Report

A. Financial Statements – May 2017

Mr. D'Ascoli reported MHA had a monthly gain of \$158k and the YTD shows a gross gain of \$468k. The budget looks good and we should be able to repay the COCC for Section 8.

Mr. D'Ascoli noted some of our scattered sites have issues with decks having fallen in disrepair along with screen doors. The site on Orchard Street is unique in that there is one driveway and garage and MHA may have to put a fence to divide the back yard. Mr. D'Ascoli has asked Mr. Sweet to get some prices for replacing 2 porches and a screen door. MHA needs to earmark Capital funding for the repair at our scattered sites.

B. Vacancy Reports – May 2017

Mr. D'Ascoli reported units are in good shape. We have gotten permission from HUD take e 283B North Main Street off-line due to the extensive repairs that are needed for this unit.

Attorney Wrona will come to MHA office on Friday, June 23, 2017 for education for staff on CAPA Notices.

C. General Information

1. Modernization Report

Mr. D'Ascoli noted we are in the process of reasonably accommodating 2 units, 251B North Main Street and 44 E Case drive, with new showers.

Mr. D'Ascoli reported the solar field is coming along nicely. Tenants have commented on how good it looks.

2. Baseball America – Hartford Yard Goats Friday July 28,2017

Mr. D'Ascoli shared CONN-NAHRO has arranged to purchase tickets for a Yard Goats baseball game. Any tenants, employees or board member interested in going need to let Joe know.

3. CONN-NAHRO 19th Annual Convention August 27 – 30, 2017

Chairman Howroyd shared he will be attending this conference. He added Mr. D'Ascoli will be speaking.

4. Congregate Housing – FYI – Bid Openings on Thursday, June 22, 2017

Mr. D'Ascoli mentioned an RFP went out for the proposed work on the Congregate. The bids will be received on Thursday, June 22, 2017.

VI. Chairman's Report - Chairman Howroyd shared he will be attending the CONN-NARHRO conference at Mohegan Sun. He mentioned to Board members that they are welcome to attend just let Mr. D'Ascoli know.

VII. Old Business - None

VIII. New Business

1. Resolution 2017-8 – MHA Public Housing ACOP (Admission & Continued Occupancy Program)

2. Mr. D'Ascoli noted some technical changes were made to the ACOP for Public Housing. If the board approved this revision, a copy will be submitted to HUD for their approval. Ms. O'Neill moved to approve Resolution 2017-8 MHA Public Housing ACOP (Admission & Continued Occupancy Program). Ms. Taylor seconded. Motion passed 3-0.

3. Resolution 2017-9 – Section 8 HCVP Utility Allowance Schedule

4. Mr. D'Ascoli shared we use the same utility allowance schedule as the John D'Amelia program and the schedule is updated on a yearly basis. Ms. O'Neill moved to accept Resolution 2017-9 – Section 8 HCVP Utility Allowance Schedule. Ms. Taylor seconded. Motion passed 3-0.

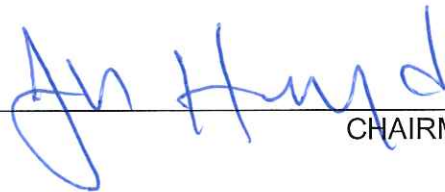
IX. Items for Future Agenda

Chairman Howroyd requested any future agenda items be forwarded to him or Mr. D'Ascoli.

X. Executive Session - None

XI. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Ms. Taylor so moved, Ms. O'Neill seconded and the meeting was adjourned at 7:07 pm.



9/19/2017

CHAIRMAN



9/19/17

ATTEST: