

July 17 2024

Westhill Garden Community Room

Attending: Josh Howroyd, Chairman
Paul Rubin, Vice Chairman
Lisa O'Neill, Commissioner
Timothy Becker, Commissioner
Eileen Remillard – Tenant Commissioner

Joseph D'Ascoli, Executive Director

- I. Meeting Called to Order
Chairman Howroyd called the meeting to order at 6:30 pm.
- II. Adoption of Minutes
Chairman Howroyd called for a motion to approve the minutes of the meeting of June 19, 2024. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 5-0.
- III. Correspondence
Mr. D'Ascoli reported he received a letter from HUD accepting our audit report for FY 2023.
- IV. Accounts Payable – June 2024
Mr. D'Ascoli shared financially we are in very good shape.
- V. Executive Report- Payment Summary & Detail Report
 - A. Financial Statements – June 2024
Mr. Robert Counihan reported to the board that MHA has been receiving more in subsidies. The fiscal year ended for the Congregate and MHA did not lose money in the administrative and services areas. The RAD program is still in its infancy. The COCC shows a \$100k gain. Section 8 is even for the year. MHA spent \$32k and we received \$27k from HUD. MHA only just received from HUD the short fall from last year. The SERP program shows a \$64k gain for 9 months. In response to a question from Mr. Becker, Mr. D'Ascoli shared that about 50% of the residents have their rent automatically deducted from their bank accounts.
 - B. Vacancy Reports
Mr. D 'Ascoli reported MHA has received about 95% in rental income. Unit 219c is approved by HUD to be off-line as it is being used as a mockup unit for the improvements being made to this development.
 - C. General Information
 1. CONN NAHRO Annual Conference August 25-28, 2024, at Mohegan Sun
Mr. D'Ascoli asked the board to let him know if they want to attend. There will be training programs for Commissioners and maintenance staff.
 2. PHADA Legislative Conference – September 8-10, 2024, Washington DC
Mr. D'Ascoli asked the Board to let him know if they would like to attend this conference.

3. NAHRO Annual Conference September 26-28, 2024 Orlando Florida
Mr. D'Ascoli reminded Board members of this upcoming conference and asked if anyone is interested in attending to let him know so he can get them registered. Chairman Howroyd shared that Executive Director Joseph D'Ascoli has been nominated to the Fellowship Program and he will be acknowledged at this conference
4. Circle of Friends
Mr. D'Ascoli shared the summer edition of Circle of Friends. He commended Shannon McKay on a job well done keeping residents up to date with the goings on around the housing authority.
5. Any Other Information
Mr. D'Ascoli updated the Board with the status of the suit against Eversource. Messrs. Howroyd, Itsou, D'Ascoli and Ms. Stout will be deposed on August 1. MHA will be deposing Eversource corporate representatives on July 31.

Mr. D'Ascoli shared a conversation with Nathan Bondar about the status with the RAD conversion. We cannot submit the next step paperwork until we are approved by HUD. MHA will get the next step paperwork in order so that once we receive approval, we will be ready to submit the next step paperwork.

Mr. Rubin asked about Squire Village. Mr. D'Ascoli reported he met with Messrs. Stephanou, O'Neill and Cox from Town of Manchester about rumors of Squire Village being up for sale. If this property were to be sold the holding company would be responsible for paying a fine for the tax issues if the property were to be sold.

VI. Chairman's Report

Chairman Howroyd shared with the Board that he attended a ribbon cutting ceremony at the Pascal Lane community garden. He was very impressed with the participation of residents at this complex.

VII. Old Business – None

VIII. New Business

1. Resolution 2024-11 – Utility Allowance Schedule

Mr. D'Ascoli explained to the board that on a yearly basis we update the utility allowance for residents. We use the same schedule used by the J. D'Amelia program. Chairman Howroyd called for a motion to approve Resolution 2024-11 Utility Allowance Schedule. Ms. O'Neill so moved; Ms. Remillard seconded. Motion passed 5-0.

IX. Items for Future Agenda

Chairman Howroyd stated the Board will receive a report of the deposition with Eversource from Atty. Wrona. In response to a question from the Board, Mr. Rubin shared that MHA can request the cost of legal expenses for the Eversource suit will be paid by Eversource.

X. Executive Session - None

XI. Adjournment


Chairman Howroyd called for a motion to adjourn the meeting. Ms. O'Neill so moved; Mr. Rubin seconded. Motion passed 5-0 to adjourn at 7:15 pm.

Respectively Submitted,



Joseph D'Ascoli, Recording Secretary

Attest:

 9/18/2024

Josh Howroyd, Chairman