

CORPORATE MINUTES - BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE TOWN OF MANCHESTER

2025

October 15, 2025

Westhill Garden Community Room

Attending: Chairman Josh Howroyd
Vice Chairman Paul Rubin
Commissioner Lisa O'Neill
Commissioner Timothy Becker
Tenant Commissioner Eileen Remillard – Via Zoom
Joseph D'Ascoli, Executive Director

Absent:

- I. Meeting Called to Order
Chairman Howroyd called the meeting to order at 6:30 pm.
- II. Adoption of Minutes September 17, 2025
Chairman Howroyd called for a motion to approve the minutes of the meeting of September 17, 2025. Ms. O'Neill so moved. Mr. Rubin seconded. Motion passed 5-0.
- III. Special Guest – Attorney Michael Wrona – Marshall Dennehey Law Firm
Mr. D'Ascoli introduced Attorney Wrona and shared that he has moved to the Law Firm of Marshall Dennehey. Attorney Wrona reported the status of the suit of MHA vs Eversource. He met with Eversource and Siemens on the 26th to discuss the project of upgrading the electrical service to West Hill Gardens property. Siemens is now quoting a cost of \$1.8 to \$2 million to make the changes. It is four times higher than Eversource reported. They seem to be wishy washy about wanting to do the work. Mr. D'Ascoli has left messages with Connecticut Cable to get their breakdown. Siemens is now looking to charge us for their estimate. Mr. Rubin asked given the pending litigation could Attorney Wrona get in touch with Eversource attorney the cost of them doing the work. Attorney Wrona said that MHA does have a court date in April 2026 but admitted that it does not look good for the judgement to fall in MHA's favor.
- IV. Correspondence – None.
- V. Accounts Payable September 2025
Mr. D'Ascoli stated business as usual. We are working on wrapping things up for year end. In response to a question from Mr. Becker, Mr. D' Ascoli explained the Workmen's Compensation costs are for maintenance workers hurt on the job. One worker claims he injured his eyes when the spray he used to clean the stove got into his eyes. Note – he was not wearing the protective eyewear given him. The other is for an injury sustained when a maintenance worker lost control of the lawnmower and hit a pole. He broke his arm that required surgery.
- VI. Executive Report
 - A. Financial Statements – September 2025
Mr. D'Ascoli reported the numbers provided here are the pre-closing estimates. The accountant from Nan McKay will be coming to do our annual pre-audit. AMP I shows a \$96k increase. AMP II shows a \$13k gain and we will be getting more from RAD. RAD Conversions shows a \$290k gain January through December. The COCC shows a modest increase of \$72k. HCV shows a modest gain. The SERP program will move to the COCC. Mr. Becker asked about the Admin Fee and is that unrestricted funds. Mr. D'Ascoli explained that our auditor will tell us what to do as HUD may try to take back the profit.

Ms. Angie Ruiz has taken control of the Spencer Village project. After nine months we are showing a profit of \$46k. Question was asked about Investor Equity and if they are entitled to the profit. Mr. D'Ascoli reported that CHFA handles those accounts, and we do not deal with them directly.

B. Vacancy Reports September 2025

Mr. D'Ascoli shared with the Board that our percentage has dropped to 89% and that is due to several tenants at Westhill Gardens and Mayfair Gardens not paying their rent. Property managers are issuing notice to quit to those residents. Some of the amounts will be uncollectable due to residents passing away and a transfer due to reasonable accommodation. They moved from a second-floor unit to a first-floor unit.

C. General Information

1. PHADA – 22 Commissioners Conference, Tampa FL

Mr. D'Ascoli asked if any board member is interested in attending to let him know so he can get them registered.

2. Any Other Business

Mr. D'Ascoli shared that Nathan Bonder will attend the next board meeting to update MHA on the RAD project.

Mr. Becker asked about the progress of the wait list for Spencer Village units. Mr.

D'Ascoli said we have received many applications and once the names are input into our system we will select the names for the wait list by lottery.

VII. Chairmans Report

Ms. O'Neill shared she attended the residents' meeting. One resident has asked when the swimming pool and basketball courts are going to be built.

VIII. Old Business –

IX. New Business - None

X. Items for Future Agenda

Update from Nathan Bonder regarding RAD Application

XI. Executive Session - None

XII. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Ms. O'Neill so moved. Ms. Remillard seconded. Motion passed 5-0 to adjourn at 7:11 pm

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Respectively Submitted


Joseph D'Ascoli, Recording Secretary

Attest:  10/20/2025
Josh Howroyd, Chairman