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**MONTVILLE HOUSING AUTHORITY**  
**REGULAR MEETING AGENDA**  
**January 21, 2025 | 5:00 p.m.**  
**Freedom Village Community Center**  
**81 Liberty Road, Oakdale, CT 06370**

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**AGENDA**

**1. CALL TO ORDER | PLEDGE of ALLEGIANCE**

**2. ROLL CALL**

**3. REMARKS FROM TENANTS | *Three-minute limit***

**4. REMARKS FROM PUBLIC | *Three-minute limit***

**5. APPROVAL OF DECEMBER 2024 MINUTES**

**6. APPROVAL OF PAYMENT FOR NOVEMBER 2024 AND DECEMBER 2024 BILLS**

**7. CORRESPONDENCE/COMMUNICATIONS**

**a. Correspondence for Information**

Public Notices from PWS, EPA, and DWS of DPH posted and individually distributed (Attachments)  
Certification of Compliance Public Notification is posted, but remains pending signature of water operator via Management

**b. Correspondence for Action**

- Tenant c/o no reimbursement for rent overpayment from May to September, no return calls, and failure to notify of meeting cancellation.
- Tenant c/o undeposited rent checks for October, December, and January, no return calls, and failure to notify of meeting cancellation.

**8. REPORTS OF OFFICERS**

**a. Fiscal Status**

- Cash Balance – *Management report received/published*
- December 2024 Operating Account Statement (Citizens Bank) – *Mgmt report received/published*
- December 2024 Income Statement – *Management report received/published*
- PILOT (Payment in Lieu of Taxes) Status – *Management report received/published*
- Annual Operating statement ending December 31, 2024 – *Management report received/published*

**b. Property/Maintenance/Physical Status – *Management report received/published***

- Property damage settlement of full recovery from liable party and recoup of \$5K deductible cost
- Safe drinking water status – *Management report received/published*
- Maintenance and repair status (living conditions) – *Management report received/published*
- Architectural redesign project (CHFA Capital Needs) – *Management report received/published*

**c. Regulatory Status**

- Annual fire safety/maintenance inspection status – *Management report received/published*
- Occupancy status – *Management report received/published*
- Reasonable Accommodations status (frequent police activity) – *Mgmt report received/published*
- MHA Grievance Policy – *Management report received/published*
- Policy & Procedure Review – *Management report received/published*

**d. Additional/Oral Status Reports (Commission or Management) | Regarding Items 8(a)(b)(c)**

**9. STANDARD ORDER OF BUSINESS**

**a. Unfinished Business**

1. Approval of November bills
2. Money owed from Tenants during November

3. Money due to Tenants during November
4. Rent stratification
5. Oversight committees
6. Rental purchase of third MHA printer/Office space
7. Increase ESM property manager hours to 40

**b. New Business**

**10. REMARKS FROM TENANTS** | *Three-minute limit regarding agenda items*

**11. REMARKS FROM PUBLIC** | *Three-minute limit regarding agenda items*

**12. COMMISSIONER REMARKS**

**13. EXECUTIVE SESSION**

To Consider and Act on a Motion to enter into Executive Session for the purpose of discussing sensitive details pertaining to MHA banking card.

**14. ADJOURN**

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Respectfully submitted by Deb Suarez, Secretary of MHA Commission

Attachments: PWS Lead Action Level Exceedance Notice – Freedom Village, 01.17.2025

EPA: Important Information about Lead in Your Drinking Water – Freedom Village, 01.17.2025

DWS Public Notice Failure to Comply with Order DWS-23-086-012, 01.13.2025

December 2024 Administrative Report (dated January 2025)

MHA Annual Operating Statement

Cc: Commission File