

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on September 11, 2025 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:20 p.m. by Chairwoman Mary DeSarbo.

ROLL CALL: Chairwoman, Mary DeSarbo
Commissioner, John Cabral, Jr.
Commissioner, Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Director of Maintenance, Gabe Dadio
Office Manager, Anna Pellino
Administrative Assistant, Elizabeth Pellino

Absent: Commissioner, Nichole Jefferson

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner John Cabral Jr. made a motion to accept the minutes from the August 14, 2025 meeting; seconded by Commissioner Phillip Goldblatt. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing Rehab: Mrs. Cook reported there are still issues with condensation, however it will not be resolved until next Spring/Summer when the hot weather arrives. Mrs. Cook reported having some issues with the heating but only one side of the building is affected and an HVAC company is working on the problem. The parking lot has been completed and the parking issues have been resolved.

Updating to Solar Energy for E/D Housing Units: No report.

Priority Needs Grant: Centerville Roofs: Mrs. Cook reported work on the roofs has been completed and the contractor has been paid.

WYND Smoking Detectors: No report.

CORRESPONDENCE: None.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills: Anna Pellino, Office Manager, reviewed and discussed the August 2025 bills.

OLD BUSINESS:

Washer and Dryer Report: \$955.00

Centerville Village, Hamden Village & Mt. Carmel Village Updates: Two picnic tables have been purchased through the HARP Grant for Mount Carmel and Hamden Village. The painting of the lines at Centerville village is scheduled to be completed next week.

Congregate Housing Update: Mrs. Cook reported the Congregate building is close to being fully occupied.

Affordable Housing Update: None.

Section 8 Update: Denise DeMaio discussed the DOH audit conducted on August 20, 2025 to ensure the security of client files. The auditor was pleasantly surprised at the level of overall security throughout the building.

Maintenance Update: Mrs. Cook reported a new truck has been purchased in the amount of \$42,448 and a new lawn mower has been purchased in the amount of \$10,610.20.

NEW BUSINESS:

EXECUTIVE SESSION:

At 1:06 p.m., a motion was made by Commissioner John Cabral Jr. and seconded by Commissioner Phillip Goldblatt to move into Executive Session.

Tenant matters were discussed.

At 1:20 p.m. a motion was made by Commissioner John Cabral Jr. and seconded by Commissioner Nichole Jefferson to exit Executive Session.

ADJOURNMENT: A motion was made by Commissioner John Cabral Jr. to adjourn the meeting, seconded by Commissioner Phillip Goldblatt. **Motion carried.** The meeting was adjourned at 1:20 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary
9/11/25