

Agenda
Tolland Non-Profit Housing Corporation
Remote - Zoom
Thursday, November 4, 2021 at 7:00 p.m

1. Call to Order
2. Election of Officers
3. Other Business
 - 3.1. Year End Financials
 - 3.2. Approve 2022 Meeting Schedule
 - 3.3. Rolling Meadow Drive Complaint
 - 3.4. Foundation Inquiry
4. Approval of Minutes – December 7, 2020 Special Meeting
5. Adjournment

To Join Zoom Meeting, either click:

<https://us06web.zoom.us/j/81207562640?pwd=Q2dORnhTK09zb3RWV2FZbTlnZzFBUT09>

Or call: 1-646-876-9923 and input:

Meeting ID: 812 0756 2640

Passcode: 11012021

YEAR-TO-DATE BUDGET REPORT
NON-PROFIT HOUSING AUTHORITY 6-30-2021

FOR 2021 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
3200 TOLLAND NON-PROFIT							
32000060 TOLLAND NON-PROFIT - REVENUE							
32000060 631010 CHARGES FOR CUR	.00	.00	.00	-14,909.22	.00	14,909.22	100.0%
32000060 651010 INTEREST INCOME	.00	.00	.00	-1,145.56	.00	1,145.56	100.0%
TOTAL NO PROJECT	.00	.00	.00	-16,054.78	.00	16,054.78	100.0%
TOTAL TOLLAND NON-PROFIT - REV	.00	.00	.00	-16,054.78	.00	16,054.78	100.0%
32000072 TOLLAND NON-PROFIT - EXPENSE							
32000072 777400 OPERATING EXPEN	-35,581.75	.00	-35,581.75	5,891.00	.00	-41,472.75	-16.6%*
TOTAL TOLLAND NON-PROFIT - EXP	-35,581.75	.00	-35,581.75	5,891.00	.00	-41,472.75	-16.6%
TOTAL TOLLAND NON-PROFIT	-35,581.75	.00	-35,581.75	-10,163.78	.00	-25,417.97	28.6%
TOTAL REVENUES	.00	.00	.00	-16,054.78	.00	16,054.78	
TOTAL EXPENSES	-35,581.75	.00	-35,581.75	5,891.00	.00	-41,472.75	
GRAND TOTAL	-35,581.75	.00	-35,581.75	-10,163.78	.00	-25,417.97	28.6%

** END OF REPORT - Generated by Christopher Jordan **

YEAR-TO-DATE BUDGET REPORT
NON-PROFIT HOUSING AUTHORITY 9-30-2021

FOR 2022 03

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
3200 TOLLAND NON-PROFIT							
32000060 TOLLAND NON-PROFIT - REVENUE							
32000060 651010 INTEREST INCOME	.00	.00	.00	-95.22	.00	95.22	100.0%
TOTAL NO PROJECT	.00	.00	.00	-95.22	.00	95.22	100.0%
TOTAL TOLLAND NON-PROFIT - REV	.00	.00	.00	-95.22	.00	95.22	100.0%
32000072 TOLLAND NON-PROFIT - EXPENSE							
32000072 777400 OPERATING EXPEN	-41,472.75	.00	-41,472.75	50.00	.00	-41,522.75	-.1%*
TOTAL TOLLAND NON-PROFIT - EXP	-41,472.75	.00	-41,472.75	50.00	.00	-41,522.75	-.1%
TOTAL TOLLAND NON-PROFIT	-41,472.75	.00	-41,472.75	-45.22	.00	-41,427.53	.1%
TOTAL REVENUES	.00	.00	.00	-95.22	.00	95.22	
TOTAL EXPENSES	-41,472.75	.00	-41,472.75	50.00	.00	-41,522.75	
GRAND TOTAL	-41,472.75	.00	-41,472.75	-45.22	.00	-41,427.53	.1%

** END OF REPORT - Generated by Christopher Jordan **

BALANCE SHEET FOR 2021 13

FUND: 3200 TOLLAND NON-PROFIT			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
3200	101100	POOLED CASH	.00	30,095.27
3200	102100	INVESTMENTS	.00	107,741.70
3200	121200	ACCOUNTS RECEIVABLE	.00	6,496.64
3200	152100	LOANS RECEIVABLE	.00	15,624.38
TOTAL ASSETS			.00	159,957.99
LIABILITIES				
3200	211100	ACCOUNTS PAYABLE	.00	-246.00
3200	261100	DEFERRED REVENUE	.00	-22,121.02
TOTAL LIABILITIES			.00	-22,367.02
FUND BALANCE				
3200	333100	FUND BALANCE - UNRESERVED	-10,163.78	-137,590.97
3200	391000	REVENUE CONTROL	16,054.78	.00
3200	393000	EXPENDITURE CONTROL	-5,891.00	.00
TOTAL FUND BALANCE			.00	-137,590.97
TOTAL LIABILITIES + FUND BALANCE			.00	-159,957.99

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BALANCE SHEET FOR 2022 3

FUND: 3200 TOLLAND NON-PROFIT			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
3200	101100	POOLED CASH	557.53	32,034.47
3200	102100	INVESTMENTS	.00	107,741.70
3200	121200	ACCOUNTS RECEIVABLE	-408.29	4,570.05
3200	152100	LOANS RECEIVABLE	-106.98	15,410.99
TOTAL ASSETS			42.26	159,757.21
LIABILITIES				
3200	261100	DEFERRED REVENUE	.00	-22,121.02
TOTAL LIABILITIES			.00	-22,121.02
FUND BALANCE				
3200	333100	FUND BALANCE - UNRESERVED	.00	-137,590.97
3200	391000	REVENUE CONTROL	-42.26	-95.22
3200	393000	EXPENDITURE CONTROL	.00	50.00
TOTAL FUND BALANCE			-42.26	-137,636.19
TOTAL LIABILITIES + FUND BALANCE			-42.26	-159,757.21

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2022
Tolland Non-Profit Housing Corporation
Regular Meeting Schedule

November 3, 2022

The meeting will be at 7:00 p.m. and held via Zoom unless otherwise decided. In the event meetings are held in-person, it will be located on the 6th level Council Chambers of the Hicks Memorial Municipal Center at 21 Tolland Green, unless otherwise posted. Any party needing an accommodation should contact Development Office at 860-871-3601. Check the Town website for meeting cancellations or special meetings.

25 September 2021

To the members of the Tolland Non-Profit Committee,

I am writing this email on behalf of several residents of Rolling Meadow Drive. We have chosen not to identify ourselves—as we have to live in this neighborhood and maintain a good relationship with our neighbors. As you are aware, we have new neighbors who moved into 58 Rolling Meadow Drive (Jennifer Wrobel).

We have a couple of issues that we are hoping you can help resolve. Most importantly, she has opened a hairdressing business out of her home—including posting signage for this business by her mailbox. Our understanding is that our homes are not zoned for private business. We are concerned about the increase in traffic this will bring—as there are many young children in the neighborhood.

The other issue is that her teenage son rides both an ATV and, more recently, a dirt bike around the neighborhood. He pulls out of his driveway without looking and several of us have had to brake suddenly to avoid him. Several of us have spoken to him about the fact that he is not supposed to be riding either vehicle on the road, but he continues to do so.

We love our neighborhood, and we have all been good neighbors over the years. However, we are hoping that you can address these issues. We suspect there is nothing you can do about the ATV and dirt bike, but the opening of a public business that will bring traffic into our neighborhood does need to be addressed.

Thank you,

Several concerned residents of Rolling Meadow Drive.

MINUTES OF THE SPECIAL MEETING OF THE TOLLAND NON-PROFIT HOUSING CORPORATION

A Special Meeting of the Tolland Non-Profit Housing Corporation Board of Directors was held on Monday, December 7, 2020 at approximately 7:00 p.m. The meeting occurred remotely via Zoom log-in. Present at the meeting were John Beck, Roland Cardin, Edwin Lugo, and Nancy Orris.

The President called the Meeting to order. John Beck volunteered to take the minutes. The first matter under discussion was to approve the sale of 58 Rolling Meadow Drive from Joshua Corlett and Jill Garb (collectively, the "Sellers") to Jennifer Wrobel and Edward Wrobel (collectively, the "Purchasers"). The President stated that the Sellers had satisfied the conditions for proving out their capital improvements pursuant to invoice backup, pursuant to the Resolution that was passed during the last Meeting, but that there had been a change in the Purchaser. The original Purchaser was Jennifer Wrobel. Unfortunately, she could not qualify for the loan, and accordingly, she had to add her father, Edward Wrobel, as a Co-Purchaser. Mr. Wrobel sent evidence of his income to the Corporation's Counsel, John Tunila, which evidence was also reviewed by the President. Both Attorney Tunila and the President confirmed that Mr. Wrobel qualified under the Ground Lease guidelines as a Qualified Purchaser. A motion was then made by Roland Cardin to approve the sale of 58 Rolling Meadow Drive to Jennifer Wrobel and Edward Wrobel. Edwin Lugo seconded the motion, and the motion was unanimously adopted by the Board of Directors.

The next order of business was to approve the annual invoices for \$450 to trim the mound around the rocks and \$599 to mow the grass on the corner of Rolling Meadow Drive and Crystal Lake Road for the 2020 season. A motion was made by Edwin Lugo to approve the invoices of \$450 and \$599. Roland Cardin seconded the motion, and the same was unanimously adopted by the Board of Directors.

The next order of business was to approve the Annual Meeting Minutes of November 5, 2020. Roland Cardin made a motion to approve the November 5, 2020 Minutes. Edwin Lugo seconded the motion, and the same was unanimously adopted by the Board of Directors.

The next order of business was to consider adjourning the Meeting. Nancy Orris made a motion to adjourn the Meeting which was seconded by Roland Cardin, and unanimously adopted by all of the Directors.

Respectfully submitted

By: _____

John Beck