

**Rippowam Corporation**  
**ANNUAL ENTITY MEETING**  
**AGENDA**

**December 13, 2023**  
**7:15 p.m.**

TO: Rich Ostuw  
Ronice Latta  
John Coff

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**The Annual Board Meeting for the Rippowam Corporation entities includes the following:**

Taylor Street Housing Corporation, Clinton Avenue Housing Corporation, Fairfield Court Housing Corporation, Stamford Elderly Housing Fund, 58 Progress Drive Housing Corporation, Palmers Hill Housing Corporation, Clinton Manor Housing Corporation, Quintard Manor Housing Corporation, Greenfield Merrell Housing Corporation, Lawnhill Terrace 1 Housing Corporation, Lawnhill Terrace 2 Housing Corporation, Park 215 Housing Corporation, Southern Connecticut Community Improvement Corporation, North Street Elderly Housing Corporation, Glenbrook Road Elderly Housing Corporation, Lawnhill Phase 3 Housing Corporation, Lawnhill Terrace Phase 4 Housing Corporation, East Lawn Townhomes, LLC., Sheridan Mews Housing, LLC., Ursula Park Townhomes, LLC., Westpark Housing, LLC., Fairgate LP, LLC., Clinton Avenue LP, LLC., Taylor Street LP, LLC.

- a. Call to Order
- b. Approval of previous meeting minutes
- c. Appointment of Directors
- d. Election of Chairs and Vice Chairs
- e. Adjourn

**TAYLOR STREET HOUSING CORPORATION**  
**Minutes of the Annual Meeting of Board of Directors**  
**December 14, 2022**

The Meeting of the Board of Directors of the Taylor Street Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw Ronice Latta Bianca Shinn-Desras	Absent:
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COC Board Members:	Susan Rutz Lester McKoy Bianca Shinn-Desras Sheila Williams-Brown John Coff Divya Malhotra Jaclyn Williams
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Staff:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Jackie Figueroa Sam Feda Megan Shutes Brethela Love-Ortiz Ken Montanez Darnel Paulemon Kevin Soares Peter Stothart Jan Tantimonico Christine Young Chris Warren
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- Approval of Previous Meeting Minutes** – Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
- Board Appointments and Election of Officers** –
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:

Jonathan Gottlieb, President

The undersigned, being all of the Directors of Taylor Street Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF TAYLOR STREET HOUSING CORPORATION

MINUTES OF THE ANNUAL MEETING OF  
THE DIRECTORS OF THE  
CLINTON AVENUE HOUSING CORPORATION  
DECEMBER 14, 2022

The Meeting of the Board of Directors of the Clinton Avenue Housing Corporation (the “Corporation”) was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw	Absent:
	Ronice Latta	
	Bianca Shinn-Desras	

COC Board Members:	Susan Rutz
	Lester McKoy
	Bianca Shinn-Desras
	Sheila Williams-Brown
	John Coff
	Divya Malhotra
	Jaelyn Williams

Staff:	Vin Tufo
	Natalie Coard
	Jon Gottlieb
	Lisa Reynolds
	Jackie Figueroa
	Sam Feda
	Megan Shutes
	Brethela Love-Ortiz
	Ken Montanez
	Darnel Paulemon
	Kevin Soares
	Peter Stothart
	Jan Tantimonico
	Christine Young
	Chris Warren

1. **Approval of Previous Meeting Minutes** – Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous

1. **Board Appointments and Election of Officers** –

- Director Latta was appointed to a three-year Board term
- Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
- Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:

Jonathan Gottlieb, President

The undersigned, being all of the Directors of Clinton Avenue Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF CLINTON AVENUE HOUSING CORPORATION

MINUTES OF THE BOARD MEETING OF  
THE DIRECTORS OF THE  
FAIRFIELD COURT HOUSING CORPORATION  
OCTOBER 25, 2023

The Meeting of the Board of Directors of the Fairfield Court Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, October 25, 2023.

Director Ostuw called the meeting to order at 7:35 p.m.

**Attendees**

Board Members:        Rich Ostuw                                Absent: None  
                                 John Coff  
                                 Ronice Latta

COC Board Members:    Sheila Williams-Brown                                Absent: None  
                                 Divya Malhotra  
                                 Lester McKoy

Advisory Board:        Ari Goldstein    Absent: Jaclyn Williams

Present:                    Vin Tufo  
                                 Natalie Coard  
                                 Jon Gottlieb  
                                 Lisa Reynolds  
                                 Sam Feda  
                                 Jackie Figueroa  
                                 Beth Janney  
                                 Jennifer Delaney  
                                 Ken Montanez  
                                 Megan Shutes  
                                 Jan Tantimonico  
                                 Michele Tarulli  
                                 Chris Warren  
                                 Christine Young

1. **Approval of Previous Meeting Minutes** – Meeting Minutes for December 14, 2022, were approved unanimously on a motion by Director Coff, seconded by Director Latta.
  
2. **Resolution** –  
23-01: Authorize an Agreement between Fairfield Court Housing Corporation (FCHC) and April Housing (April) for the exit of April Housing from Fairfield Court Limited Partnership (FCLP)

- Director Ostuw moved, Director Coff seconded.

The resolution was passed.

Ayes:    Rich Ostuw                                Nays:    None  
                 John Coff  
                 Ronice Latta

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:40 p.m.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Fairfield Court Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
John Coff

THE ABOVE BEING ALL OF THE DIRECTORS  
OF FAIRFIELD COURT HOUSING CORPORATION

MINUTES OF ANNUAL MEETING OF  
THE DIRECTORS OF THE  
**STAMFORD ELDERLY HOUSING FUND**  
DECEMBER 14, 2022

The Meeting of the Board of Directors of the Stamford Elderly Housing Fund (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw	Absent:
	Ronice Latta	
	Bianca Shinn-Desras	

COC Board Members:	Susan Rutz
	Lester McKoy
	Bianca Shinn-Desras
	Sheila Williams-Brown
	John Coff
	Divya Malhotra
	Jaclyn Williams

Staff:	Vin Tufo
	Natalie Coard
	Jon Gottlieb
	Lisa Reynolds
	Jackie Figueroa
	Sam Feda
	Megan Shutes
	Brethela Love-Ortiz
	Ken Montanez
	Darnel Paulemon
	Kevin Soares
	Peter Stothart
	Jan Tantimonico
	Christine Young
	Chris Warren

1. **Approval of Previous Meeting Minutes** – Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
  
1. **Board Appointments and Election of Officers** –
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:



Jonathan Gottlieb, President

The undersigned, being all of the Directors of Stamford Elderly Housing Fund, do hereby affirm and consent to each and every resolution duly adopted and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF STAMFORD ELDERLY HOUSING FUND

MINUTES OF THE ANNUAL MEETING OF  
THE DIRECTORS OF THE  
**58 PROGRESS DRIVE HOUSING CORPORATION**  
DECEMBER 14, 2022

The Meeting of the Board of Directors of 58 Progress Drive Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw Ronice Latta Bianca Shinn-Desras	Absent:
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COC Board Members:	Susan Rutz Lester McKoy Bianca Shinn-Desras Sheila Williams-Brown John Coff Divya Malhotra Jaclyn Williams
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Staff:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Jackie Figueroa Sam Feda Megan Shutes Brethela Love-Ortiz Ken Montanez Darnel Paulemon Kevin Soares Peter Stothart Jan Tantimonico Christine Young Chris Warren
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1. **Approval of Previous Meeting Minutes** – Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
2. **Board Appointments and Election of Officers** –
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:

Jonathan Gottlieb, President

The undersigned, being all of the Directors of 58 Progress Drive Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF 58 PROGRESS DRIVE HOUSING CORPORATION

MINUTES OF THE MEETING OF  
THE DIRECTORS OF THE  
**PALMERS HILL HOUSING CORPORATION**  
DECEMBER 14, 2022

The Meeting of the Board of Directors of Palmers Hill Housing Corporation (the “Corporation”) was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw Ronice Latta Bianca Shinn-Desras	Absent:
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COC Board Members:	Susan Rutz Lester McKoy Bianca Shinn-Desras Sheila Williams-Brown John Coff Divya Malhotra Jaclyn Williams
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Staff:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Jackie Figueroa Sam Feda Megan Shutes Brethela Love-Ortiz Ken Montanez Darnel Paulemon Kevin Soares Peter Stothart Jan Tantimonico Christine Young Chris Warren
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1. **Approval of Previous Meeting Minutes** – Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
2. **Board Appointments and Election of Officers** –
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:

Jonathan Gottlieb, President

The undersigned, being all of the Directors of Palmers Hill Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF PALMERS HILL HOUSING CORPORATION

**Clinton Manor Housing Corporation**  
**Minutes of the Annual Meeting of Board of Directors**  
**September 27, 2023**

The Meeting of the Board of Directors of Clinton Manor Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, September 27, 2023.

Director Ostuw called the meeting to order at 7:10 p.m.

**Attendees**

Board Members:	Rich Ostuw John Coff Ronice Latta	Absent: None
COC Board Members:	Sheila Williams-Brown Lester McKoy	Absent: Divya Malhotra
Advisory Board:	Jaelyn Williams	Absent: Ari Goldstein
Present:	Natalie Coard Jon Gottlieb Sam Feda Jackie Figueroa Beth Janney Ken Montanez Darnel Paulemon Megan Shutes Peter Stothart Jan Tantimonico Michele Tarulli Rob Velez Chris Warren Christine Young	

**1. Approval of Minutes of Previous Meetings**

Meeting Minutes for December 14, 2022, were approved unanimously on a motion by Director Ostuw, seconded by Director Coff.

**2. Resolution:**

- 23-01: Authorize an Increase in the Maximum Authorized cost for exterior siding replacement and related tasks of Clinton Manor, 22 Clinton Avenue, Stamford, CT.

➤ Director Ostuw moved; Director Latta seconded.

The resolution was passed.

Ayes:	Rich Ostuw John Coff Ronice Latta	Nays:	None
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**3. Adjournment**

At 7:12 p.m., after a motion duly made by Director Ostuw and seconded by Director Latta, the Board meeting was adjourned.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Clinton Manor Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
John Coff

THE ABOVE BEING ALL OF THE DIRECTORS  
OF CLINTON MANOR HOUSING CORPORATION

**MINUTES OF THE ANNUAL MEETING OF  
 THE DIRECTORS OF THE  
 QUINTARD MANOR HOUSING CORPORATION  
 DECEMBER 14, 2022**

The Meeting of the Board of Directors of Quintard Manor Housing Corporation (the “Corporation”) was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw Ronice Latta Bianca Shinn-Desras	Absent:
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COC Board Members:	Susan Rutz Lester McKoy Bianca Shinn-Desras Sheila Williams-Brown John Coff Divya Malhotra Jaclyn Williams
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Staff:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Jackie Figueroa Sam Feda Megan Shutes Brethela Love-Ortiz Ken Montanez Darnel Paulemon Kevin Soares Peter Stothart Jan Tantimonico Christine Young Chris Warren
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1. **Approval of Previous Meeting Minutes** –
  - Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
2. **Board Appointments and Election of Officers** –
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.



Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Quintard Manor Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

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Rich Ostuw

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Ronice Latta

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Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF QUINTARD MANOR HOUSING CORPORATION

MINUTES OF THE ANNUAL MEETING OF  
THE DIRECTORS OF THE  
**GREENFIELD MERRELL HOUSING CORPORATION**  
DECEMBER 14, 2022

The Meeting of the Board of Directors of Greenfield Merrell Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw	Absent:
	Ronice Latta	
	Bianca Shinn-Desras	

COC Board Members:	Susan Rutz
	Lester McKoy
	Bianca Shinn-Desras
	Sheila Williams-Brown
	John Coff
	Divya Malhotra
	Jaclyn Williams

Staff:	Vin Tufo
	Natalie Coard
	Jon Gottlieb
	Lisa Reynolds
	Jackie Figueroa
	Sam Feda
	Megan Shutes
	Brethela Love-Ortiz
	Ken Montanez
	Darnel Paulemon
	Kevin Soares
	Peter Stothart
	Jan Tantimonico
	Christine Young
	Chris Warren

**1. Approval of Previous Meeting Minutes –**

- Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous

**2. Board Appointments and Election of Officers –**

- Director Latta was appointed to a three-year Board term
- Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
- Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Greenfield Merrell Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

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Rich Ostuw

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Ronice Latta

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Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF GREENFIELD MERRELL HOUSING CORPORATION

MINUTES OF THE ANNUAL MEETING OF  
THE DIRECTORS OF THE  
LAWN HILL TERRACE 1 HOUSING CORPORATION  
DECEMBER 14, 2022

The Meeting of the Board of Directors of Lawnhill Terrace 1 Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw	Absent:
	Ronice Latta	
	Bianca Shinn-Desras	

COC Board Members:	Susan Rutz
	Lester McKoy
	Bianca Shinn-Desras
	Sheila Williams-Brown
	John Coff
	Divya Malhotra
	Jaclyn Williams

Staff:	Vin Tufo
	Natalie Coard
	Jon Gottlieb
	Lisa Reynolds
	Jackie Figueroa
	Sam Feda
	Megan Shutes
	Brethela Love-Ortiz
	Ken Montanez
	Darnel Paulemon
	Kevin Soares
	Peter Stothart
	Jan Tantimonico
	Christine Young
	Chris Warren

**1. Approval of Previous Meeting Minutes –**

- Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous

**2. Board Appointments and Election of Officers –**

- Director Latta was appointed to a three-year Board term
- Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
- Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Lawnhill Terrace 1 Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted and action duly taken by the Directors of the Corporation at this Meeting.

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Rich Ostuw

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Ronice Latta

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Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF LAWNHILL TERRACE 1 HOUSING CORPORATION

**MINUTES OF THE ANNUAL MEETING OF  
THE DIRECTORS OF THE  
LAWNHILL TERRACE 2 HOUSING CORPORATION  
DECEMBER 14, 2022**

The Meeting of the Board of Directors of Lawnhill Terrace 2 Housing Corporation (the “Corporation”) was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw Ronice Latta Bianca Shinn-Desras	Absent:
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COC Board Members:	Susan Rutz Lester McKoy Bianca Shinn-Desras Sheila Williams-Brown John Coff Divya Malhotra Jaclyn Williams
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Staff:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Jackie Figueroa Sam Feda Megan Shutes Brethela Love-Ortiz Ken Montanez Darnel Paulemon Kevin Soares Peter Stothart Jan Tantimonico Christine Young Chris Warren
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- 1. Approval of Previous Meeting Minutes –**
  - Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
  
- 2. Board Appointments and Election of Officers –**
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Lawnhill Terrace 2 Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

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Rich Ostuw

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Ronice Latta

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Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF LAWNHILL TERRACE 2 HOUSING CORPORATION

**Park 215 Housing Corporation**  
Minutes of the Annual Meeting of Board of Directors  
**December 14, 2022**

The Meeting of the Board of Directors of Park 215 Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:             Rich Ostuw                             Absent:  
                                    Ronice Latta  
                                    Bianca Shinn-Desras

COC Board Members:     Susan Rutz  
                                    Lester McKoy  
                                    Bianca Shinn-Desras  
                                    Sheila Williams-Brown  
                                    John Coff  
                                    Divya Malhotra  
                                    Jaclyn Williams

Staff:                         Vin Tufo  
                                    Natalie Coard  
                                    Jon Gottlieb  
                                    Lisa Reynolds  
                                    Jackie Figueroa  
                                    Sam Feda  
                                    Megan Shutes  
                                    Brethela Love-Ortiz  
                                    Ken Montanez  
                                    Darnel Paulemon  
                                    Kevin Soares  
                                    Peter Stothart  
                                    Jan Tantimonico  
                                    Christine Young  
                                    Chris Warren

- 1. Approval of Previous Meeting Minutes** –
  - Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
  
- 2. Board Appointments and Election of Officers** –
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:



Jonathan Gottlieb, President

The undersigned, being all of the Directors of Park 215 Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF PARK 215 HOUSING CORPORATION

**Southern Connecticut Community Improvement Corporation**  
**Minutes of the Annual Meeting of Board of Directors**  
**December 14, 2022**

The Meeting of the Board of Directors of Southern Connecticut Community Improvement Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

**Board Members:** Rich Ostuw  
Ronice Latta  
Bianca Shinn-Desras

**Absent:**

**COC Board Members:** Susan Rutz  
Lester McKoy  
Bianca Shinn-Desras  
Sheila Williams-Brown  
John Coff  
Divya Malhotra  
Jaclyn Williams

**Staff:** Vin Tufo  
Natalie Coard  
Jon Gottlieb  
Lisa Reynolds  
Jackie Figueroa  
Sam Feda  
Megan Shutes  
Brethela Love-Ortiz  
Ken Montanez  
Darnel Paulemon  
Kevin Soares  
Peter Stothart  
Jan Tantimonico  
Christine Young  
Chris Warren

**1. Approval of Previous Meeting Minutes –**

- Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous

**2. Board Appointments and Election of Officers –**

- Director Latta was appointed to a three-year Board term
- Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
- Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:

Jonathan Gottlieb, President

The undersigned, being all of the Directors of Southern Connecticut Community Improvement Corporation, do hereby affirm and consent to each and every resolution duly adopted and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF SOUTHERN CONNECTICUT COMMUNITY  
IMPROVEMENT CORPORATION

MINUTES OF THE ANNUAL MEETING OF  
THE DIRECTORS OF THE  
**NORTH STREET ELDERLY HOUSING CORPORATION**  
DECEMBER 14, 2022

The Meeting of the Board of Directors of North Street Elderly Housing Corporation (the “Corporation”) was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw	Absent:
	Ronice Latta	
	Bianca Shinn-Desras	

COC Board Members:	Susan Rutz
	Lester McKoy
	Bianca Shinn-Desras
	Sheila Williams-Brown
	John Coff
	Divya Malhotra
	Jaclyn Williams

Staff:	Vin Tufo
	Natalie Coard
	Jon Gottlieb
	Lisa Reynolds
	Jackie Figueroa
	Sam Feda
	Megan Shutes
	Brethela Love-Ortiz
	Ken Montanez
	Darnel Paulemon
	Kevin Soares
	Peter Stothart
	Jan Tantimonico
	Christine Young
	Chris Warren

**1. Approval of Previous Meeting Minutes –**

- Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous

**2. Board Appointments and Election of Officers –**

- Director Latta was appointed to a three-year Board term
- Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
- Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of North Street Elderly Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF NORTH STREET ELDERLY HOUSING CORPORATION

MINUTES OF A MEETING OF  
THE DIRECTORS OF THE  
**GLENBROOK ROAD ELDERLY HOUSING CORPORATION**  
JULY 26, 2023

The Meeting of the Board of Directors of Glenbrook Road Elderly Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, July 26, 2023.

The meeting was called to order at 6:06 p.m.

**Attendees**

Board Members:	Rich Ostuw	Absent:
	Ronice Latta	
	John Coff	

COC Board Members:	Lester McKoy
	Sheila Williams-Brown
	Ari Goldstein

Present:	Vin Tufo
	Natalie Coard
	Jon Gottlieb
	Lisa Reynolds
	Jackie Figueroa
	Ken Montanez
	Jan Tantimonico
	Michele Tarulli
	Chris Warren
	Christine Young

**1. Approval of Minutes of Previous Meetings --**

- Meeting Minutes for the Regular Board Meeting December 14, 2022, were approved unanimously on a motion by Director Coff, seconded by Director Latta.
- Meeting Minutes for the Annual Board Meeting December 14, 2022, were approved unanimously on a motion by Director Latta, seconded by Director Coff.

**2. Resolution -**

- **23-G-01: Accept Audited Financial Statements of Glenbrook Manor for Year Ending December 31, 2022**

➤ Director Latta moved, Director Ostuw seconded.

The resolution was passed.

**3. Adjournment**

At 6:09 p.m., after a motion duly made by Director Ostuw and seconded by Director Latta, the Board meeting was adjourned.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Glenbrook Road Elderly Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

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Rich Ostuw

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Ronice Latta

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John Coff

THE ABOVE BEING ALL OF THE DIRECTORS  
OF GLENBROOK ROAD ELDERLY HOUSING  
CORPORATION

MINUTES OF THE ANNUAL MEETING OF  
THE DIRECTORS OF THE  
**LAWNHILL TERRACE PHASE 3 HOUSING CORPORATION**  
DECEMBER 14, 2022

The Meeting of the Board of Directors of Lawnhill Terrace Phase 3 Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw Ronice Latta Bianca Shinn-Desras	Absent:
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COC Board Members:	Susan Rutz Lester McKoy Bianca Shinn-Desras Sheila Williams-Brown John Coff Divya Malhotra Jaclyn Williams
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Staff:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Jackie Figueroa Sam Feda Megan Shutes Brethela Love-Ortiz Ken Montanez Darnel Paulemon Kevin Soares Peter Stothart Jan Tantimonico Christine Young Chris Warren
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1. **Approval of Previous Meeting Minutes** –
  - Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
  
2. **Board Appointments and Election of Officers** –
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was



**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Lawnhill Terrace Phase 3 Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF LAWNHILL TERRACE PHASE 3 HOUSING  
CORPORATION

MINUTES OF THE MEETING OF  
THE DIRECTORS OF THE  
**LAWNHILL TERRACE PHASE 4 HOUSING CORPORATION**  
DECEMBER 14, 2022

The Meeting of the Board of Directors of Lawnhill Terrace Phase 4 Housing Corporation (the "Corporation") was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw Ronice Latta Bianca Shinn-Desras	Absent:
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COC Board Members:	Susan Rutz Lester McKoy Bianca Shinn-Desras Sheila Williams-Brown John Coff Divya Malhotra Jaclyn Williams
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Staff:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Jackie Figueroa Sam Feda Megan Shutes Brethela Love-Ortiz Ken Montanez Darnel Paulemon Kevin Soares Peter Stothart Jan Tantimonico Christine Young Chris Warren
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**1. Approval of Previous Meeting Minutes –**

- Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous

**2. Board Appointments and Election of Officers –**

- Director Latta was appointed to a three-year Board term
- Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
- Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Lawnhill Terrace Phase 4 Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

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Rich Ostuw

\_\_\_\_\_  
Ronice Latta

\_\_\_\_\_  
Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF LAWNHILL TERRACE PHASE 4 HOUSING  
CORPORATION

**BOARD OF DIRECTORS MATRIX FOR RIPPOWAM CORP. ENTITIES**

<u>Formed</u>	<u>Entity</u>	<u>Dir. 1</u>	<u>Expires</u>	<u>Dir. 2</u>	<u>Expires</u>	<u>Dir. 3</u>	<u>Expires</u>
2004	Rippowam Corporation	Rich	2024	Ronice	2023	John	2022
2004	Taylor Street Hsg Corp.	Rich	2024	Ronice	2023	John	2022
2006	Clinton Avenue Hsg Corp.	Rich	2023	Ronice	2022	John	2024
2006	Fairfield Court Hsg. Corp	Rich	2023	Ronice	2022	John	2024
2006	Stamford Elderly Hsg Fund	Rich	2023	Ronice	2022	John	2024
2008	58 Progress Drive Hsg Corp.	Rich	2022	Ronice	2024	John	2023
2009	Palmers Hill Hsg Corp.	Rich	2023	Ronice	2022	John	2024
2012	Clinton Manor Hsg Corp.	Rich	2023	Ronice	2022	John	2024
2012	Quintard Manor Hsg Corp.	Rich	2023	Ronice	2022	John	2024
2012	Greenfield Merrell Hsg Corp.	Rich	2023	Ronice	2022	John	2024
2013	Lawnhill Terrace 1 Hsg Corp.	Rich	2024	Ronice	2023	John	2022
2014	992 Summer St, Hsg Corp.	Rich	2022	Ronice	2024	John	2023
2014	Lawnhill Terrace 2 Hsg Corp.	Rich	2022	Ronice	2024	John	2023
2014	Park 215 Hsg Corp.	Rich	2022	Ronice	2024	John	2023
2016	So CT Comm Imp Corp.	Rich	2024	Ronice	2023	John	2024
2017	North St. Elderly Hsg. Corp.	Rich	2022	Ronice	2024	John	2023
2018	Glenbrook Rd. Eld. Hsg. Corp.	Rich	2023	Ronice	2022	John	2024
2018	Lawnhill Ph.3 Hsg. Corp.	Rich	2023	Ronice	2022	John	2024
2019	LHT4 Housing Corp.	Rich	2022	Ronice	2023	John	2024
2023	East Lawn Townhomes LLC	Rich	2025	Ronice	2024	John	2023
2023	Sheridan Mews Housing LLC	Rich	2025	Ronice	2024	John	2023
2023	Ursula Park Townhomes LLC	Rich	2025	Ronice	2024	John	2023
2023	Westpark Housing LLC	Rich	2025	Ronice	2024	John	2023
2023	Fairgate LP LLC	Rich	2025	Ronice	2024	John	2023
2023	Clinton Avenue LP LLC	Rich	2025	Ronice	2024	John	2023
2023	Taylor Street LP LLC	Rich	2025	Ronice	2024	John	2023

NOTE: Dir. 1 initial term is three years, Dir. 2 initial term is two years, Dir. 3 initial term is one year. Reappointments are three years

NOTE: Inspirica and independent Board members and expiration dates for Summer St. Housing Corp.:

Christine Chivily 2024. Robert DeVellis 2025, Erik Findeisen 2025

December 2023

New entities and Board terms

- East Lawn Townhomes LLC (Post-RAD owner of Lawn Avenue)
- Sheridan Mews Housing LLC (Post-RAD owner of Sheridan Mews)
- Ursula Park Townhomes LLC (same as above)
- Westpark Housing LLC (Post-RAD owner of CT Avenue)
- Fairgate LP LLC (new limited partner for Fairgate. Owned by Rippowam Corp)
- Clinton Avenue LP LLC (new limited partner for Post House. Owned by Rippowam Corp)
- Taylor Street LP LLC (new limited partner for Taylor Street. Owned by Rippowam Corp)

Each of these has the same Board as Rip Corp and the other entities (Rich, Ronice, and John). All have 2023 as their initial year of existence. Board terms for each, starting in 2023 are:

Rich: 3 years, expires 12/2025

Ronice: 2 years, expires 12/2024

John: 1 year, expires 12/23 (so John needs to be reappointed to a new, 3 year term at the meeting).