

Millbury Housing Authority

Minutes

May 16, 2018

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MILLBURY, MASS.

Meeting convened at 1:05pm

Present: Frances Gauthier, Sherry Forleo, Veronica Wood, Gilbert Picard, Lucy Chabot

Tenant: Stanley Aurell

Motion by Sherry Forleo, seconded by Veronica Wood to accept the minutes of the April 18, 2018 meeting. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Gil Picard to accept the April Consolidated Voucher Report in the amount of \$137,834.39. All in favor. Motion carried unanimously.

Motion by Lucy Chabot, seconded by Sherry Forleo to accept the April MRVP Voucher Report in the amount of \$1,049.99. All in favor. Motion carried unanimously.

Carol updated the Board members on the website address which is <http://www.millburyha.net>. PHA Network is waiting for permission from Google to use their site.

The Board revisited their past decision regarding charcoal and gas grills at the family units. They all agreed that if rules were put in place that it would be okay to allow them again. Carol showed them the policy that is used by the Clinton Housing Authority and they liked it. Carol is going to use that policy as a guideline to write the policy for Millbury as soon as she returns from the NAHRO conference. She will give each member a copy for their feedback, incorporate any changes or additions, and distribute to the families only if this is what the Board votes on.

Motion by Veronica Wood, seconded by Sherry Forleo to allow outdoor grills at the family units only, along with rules and regulations as stipulated by the Board. All in favor. Motion carried unanimously.

Carol distributed the guidelines for executive director contracts to be read and discussed at the next meeting.

The Board was informed that the final group of chimneys at Memorial Drive will be repointed by the end of the month.

Carol presented the preliminary audit results and her response to the three findings. The final report will be posted on the Authority website.

Carol explained that a waiver for rent re-determination had to be voted on. She didn't have to ask for Board vote in the past and didn't know if this was a new ruling although it isn't law and it isn't a regulation.

Motion by Veronica Wood, seconded by Gil Picard to request a waiver for rent re-determinations for the 667 programs this fiscal year, and for every two years following All in favor. Motion carried unanimously.

Discussion: Lucy Chabot stated that some of the tenants at Colonial Drive, including herself, did not understand or like the new phone system. Carol explained why they went to that system and why they are staying with it. Carol will put further repeated instructions in the newsletter.

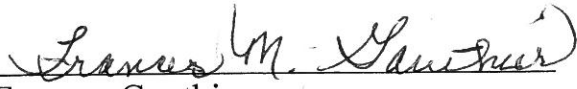
Gil Picard questioned when the carpets in Centerview would be cleaned and whether the second elevator was still in the works. Carol stated that the carpets would be scheduled when she returned from the conference and the elevator has been pushed to 2020 by DHCD, although the architect is still working on it and is waiting for a reply to a letter sent to the building inspector.

Stanley Aurell questioned if the meeting room could be cleaned and painted. Carol stated that the room was a temporary meeting place, and the room next door, her old office and lobby, would be painted and the furniture moved in when the maintenance men had time to complete it. The room that they were presently using was going to be used for storage only. She also stated that we've had a very high vacancy rate due to deaths, and tenant's moving to nursing homes. This has kept maintenance very busy.

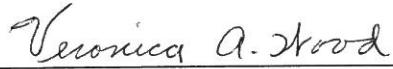
Motion by Gil Picard, seconded by Lucy Chabot to adjourn. Meeting adjourned at 2:15pm

Next meeting scheduled June 20th at 1:00pm.

Respectfully Submitted,




Frances Gauthier



Veronica Wood



Gilbert Picard



Carol A. Smith

Sherry Forleo

Lucy Chabot