

**THE NEW WAREHAM HOUSING AUTHORITY**

**Making Things Better for our Residents**

Beginning July 2013

57 Sandwich Rd.,

Wareham, Massachusetts 02571

(508)-295-8031

Fax: 508-291-2148

**Minutes of a Special Meeting held on August 19, 2013**

**At 34 Church Ave, Wareham MA 02571**

A special meeting of the Wareham Housing Authority was held in the Redwood community room at 34 Church Ave, Wareham MA 02571 on Monday, August 19, 2013. A quorum being present, the meeting was called to order by Chairperson Robert A. Powilatis at 11:10am.

**ROLL CALL:**

*Members Present:* Robert Powilatis, Rudolph Santos and Donna Barros.

*Members not present:* NONE

*Non-Members Present:* Victoria Mattos, Administrative Assistant, Newspaper and residents

**Motion: Reorganization**

Powilatis, Chairman, Santos, Vice Chairman, D. Barros, Secretary/Treasurer also in accordance with C121B Section 7, Powilatis as COO with oversight of interim management, work with auditors, Santos, Chair of Infrastructure Committee and Human Resource Committee to oversee needed repairs, remodeling and improvement and hiring process for New Management and Maintenance Staff. Barros as Chair of Budgets, internal audits and finance committee.

**Voted/Passed 3-0-0**

**Motion: Boilers and Siding**

That if since after over a year that residents at Redwood Park have suffered without hot water, boiler and plumbing problems, which have not been remedied at Redwood and the roofs, siding, steps and locks are not remedied at Agawam, the Wareham Housing Authority will notify and make a formal request of the State Inspector General, the Legislative Post Audit and Oversight Committee and the Boards of Registration of Engineers, Architects and Plumbers, etc. to investigate for the causes with an eye on an immediate remedy of the issue, examine the evaluation, design, awarding, contracting and oversight procedures at DHCD to bring about corrective action regarding the bidding, selection of contractors, subcontractors, engineers, architects etc., including proposing the barring of all those found to be negligent or provided substandard services from doing public business in the Commonwealth. And also that the

Wareham Housing Authority is reimbursed/recovers the extra overtime payroll cost incurred by maintenance staff related to these issues.

**Motion 1: Liaison**

Henry Fernandes as liaison and ombudsman with residents as he has proven to be of great service to their concerns and an advocate for them.

**Voted/Passed 3-0-0**

Powilatis apologizes to residents about rent determination/statements and explains that it is the office and the boards' way of confirming what is right and what is wrong. We can get things corrected; the auditors may also confirm receivable balances.

**Budget Certification:**

Barros will not sign DHCD certification document for the budget. Santos made motion and Powilatis seconds the motion to support and Barros and her letter explaining her response.

**Voted/Passed 3-0-0**

**YMCA SOUTHCOST:**

Powilatis states that there should be no one else in office or taking rents. Powilatis took a vote of who is for 'No Smoking' and who is opposed. He informed residents that this was never approved by the board nor was it brought to the boards' attention. Powilatis asks for a motion to be made for them to leave the premises until we receive documentation. Motion made by Santos and Powilatis seconds the motion. **Voted/Passed 3-0-0**

**Resident participation:** Residents claim they were not aware that it was not passed by the board.

Barros lets the residents know that they must make sure what they are voting for because it could result in throwing out one of their neighbors. On a show of hands the majority of residents were not in favor of the Smoking Ban. We'll poll again at the next meeting and then notify South coast.

**Approval of Minutes:**

Powilatis asks for a motion to accept the minutes as printed. Motion made by Santos and Barros seconds the motion.

**Voted/Passed 3-0-0**

**Management Report –Kate Luna**

Kate Luna is here to help anyone with any questions. Powilatis asks for a motion to approve the Management Report provided. Santos made motion and Barros seconds the motion.

**Voted/Passed 3-0-0**

**Contract with Execu-Techs:**

Santos made motion to accept and authorize the Chair to sign the contract with Execu-Tech and Barros seconds the motion.

**Voted/Passed 3-0-0**

**Powers and Sullivan:**

Powilatis asks for a motion to be made to approve and authorize the Chair to sign the contract. Santos made motion and Barros seconds motion.

**Voted/Passed 3-0-0**

**Rent Collection Policy – New Policy:**

Powilatis states that a reminder shall be made before rents are due. Barros suggested we look into making courtesy call to tenants before rents are late. Rudy made motion and Barros seconds the motion.

**Voted/Passed 3-0-0**

**Investment Policy:**

Santos made a motion to accept the policy and Barros second the motion. **Voted/Passed 3-0-0**

**Motion: Charles Semple**

Powilatis asks for a motion to be made for Charles Semple to come in for 20hrs/wk. and that the board accepts his retirement. Barros made motion and Santos seconds the motion.

**Voted/Passed 3-0-0**

**Resident Participation:**

Party for Chip on Friday, August 23, 2013 at Redwood.

**AD for Management Position:**

- In Wareham Currier
- Minority Papers
- Have determined pay rate and hours – 32 hours a week - \$40,750/year
- Applications will be looked at on September 15, 2013 – closed on the 15<sup>th</sup>.

A True Copy Attest---

Donna M. Barros  
Donna Barros, Secretary/Treasurer.

Donna