

Wareham Housing Authority
Special Meeting
Agawam Community center
December 11, 2013

Recognizing a quorum the chair called the meeting to order at 12:00P.M.

Present: Robert Powilatis, Chairman, Rudolph Santos, Sr., Vice Chairman, William Lockwood, Associate Member

Absent: Donna Barros

Others Present: Jacqueline Hickey, Administrator, Henry Fernandes, Many residents.

Opening statements by Chair: Thank you to Mr. Rudy Santos on handling of the water leak and repair, Thank you also to resident liaison Fernandes for his help with tenant relations.

Introductions of new Administrator, Ms. Hickey. Explanation of the hiring process for new management. Pros and cons for hiring in house full time as opposed to contracting with another Authority, giving the problems we have to deal with staff, maintenance, and infrastructure need for repairs at Redwood and Agawam, Corrective action plan to remedy deficiencies found to exist. Each member expressed support and reason for choosing Ms. Hickey. Chair asked for a motion to approve the employment agreement between the authority and Ms. Hickey Motion by Mr. Santos and 2nd by Mr. Lockwood 3-0-0.

Chair asked for show of hands from the residents not to regionalize the day to day administration of the WHA. Tenant show of hands was unanimous and enthusiastic in favor of in house management and expressed approval of choice of very welcoming of Ms. Hickey who they are beginning to get to know since Dec 2, 2013.

New Business:

Approval of 11/01/2013 meeting minutes Mr. Lockwood moved and Mr. Santos 2nd 3-0-0.

Vote on Bill Paying Policy attached Mr. Powilatis moved and Mr. Santos 2nd 3-0-0.

Discussed progress corrective action plan for deficiencies that we and DHCD found, Budget, Funding and Financial conditions. Recovered old funding from DHCD for work done previous fiscal year.

Authorize administrator to implement schedule of hours based on recommendations human resource committee Mr. Lockwood moved Mr. Santos 2nd 3-0-0.

Sewer Bills – table to examine detail. Set up meeting with waste water treatment director to examine abatement of late fees and interest.

Old Business:

Redwood boiler and water heart installation issues. Signed change order September 2013 for \$18,000.00 to date we do not have a status report from DHCD. Question raised by Chair as to who generated punch list for work was completed by August 2012?

Agawam village modernization and renovation – WHA Board is meeting with DHCD Architect and Nault Associates. We want building 2 and not 5 to be next building scheduled for renovations.

Generators – received \$12,150 donation from CEDA. We received \$210.00 in other donations. We are still accepting donations. We will contact contractor and set a date of installation.

Residents Participation:

Residents thank the board for the Saturday evening collation.

Unit 18 was wondering about the tree removal in back of Building 1. Did the board receive the quotes? The board did and will look into it when building 2 needs work.

Christmas parties for Agawam and Redwood Announcements. Board voted to give \$40.00 gift cards for each party.

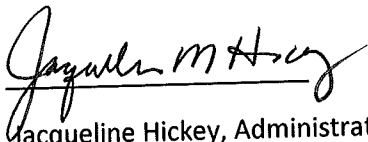
Please update phone list

Meeting Adjourned 1:37pm

Next Meeting 12/18/2013 at 12:00noon

Signed checks for bills found to be in satisfactory order

A True Copy Attest,



Jacqueline Hickey, Administrator, Secretary Treasurer