

The new Wareham Housing Authority (WHA)
Regular Meeting
Redwood Community Building
34 Church Ave., Wareham, MA 02571
November 19, 2014

Recognizing a quorum the Vice Chair called the meeting to order at 12:28 P.M.

Present: by remote participation Robert Powilatis, Chairman, Rudy Santos, Vice Chair, William Lockwood, Member, Jane Donahue, Member

Absent: Donna Bronk, Member

Others Present: Jacqueline Hickey, Administrator/Secretary, Barbara Johnson, recorder

The vice chair announced that all electronic devices should be off so as not to interfere with meeting and asked all to rise for the "Pledge of Allegiance."

OLD BUSINESS:

1. Motion made Mr. Lockwood second by Mr. Santos to accept regular meeting minutes for 10/22/2014, Ms. Donahue seconded, roll call vote 4-0-0
2. Motion Ms. Donahue and Seconded by Mr. Lockwood to authorize the signing of bills and documents presented by Administrator that have adequate supporting documentation and appropriate approval, roll call vote, 4-0-0.

NEW BUSINESS:

CHAIRMAN'S REPORT – Explained and mentioned the event on 10/27/2014 with Sen Pacheco and Rep Gifford.

SUBCOMMITTEE'S REPORTS - None

ADMINISTRATOR'S REPORT – Please see Attached.

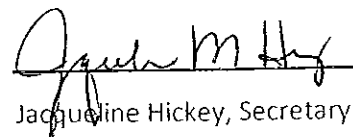
RESIDENT PARTICIPATION – None

FY15 BUDGET GUIDELINES – Just received the FY15 Budget Guidelines. 3% increase on non-utility Administrative spending over last year.

Request made by member Jane Donahue to change next meeting from 11/17/2014 to the 11/19/2014. With a resident Holiday social following the meeting

Adjournment, next meeting 12/19/2014 2:00pm by roll call vote, motion by Ms. Donahue and Seconded by Mr. Lockwood, 4-0-0.

A True Copy Attest,


Jacqueline Hickey, Secretary

Date:

2/18/15

8005 1 90A

Administrator's Report

11/19/2014 Meeting

- A. **WAIT LISTS** – We continue, with the help of Rita Barnett, to process all applications in a timely manner and we are organizing our in house lists. We will be going shortly to a centralized waiting list per the new LHA regulation.
- B. **MAINTENANCE** – 10/24/2014 Asbestos Testing Company came in for the state to test buildings number 2 and 4. Previous to this project, back for building #1 the same company came and did testing on building #1. 10/31/2014 Asbestos Removal Program is finished. Pella window storm replacements have been ordered for Agawam. New speed bumps have been ordered and received. Tree Removal has begun for Agawam (needed for upcoming renovation of building 1 and 2). Lowes gave us 2 (5) gallon buckets of paint
- C. **VACANT UNITS** – We have 5 units in Agawam all under asbestos removal program. We have 5 tenants that will be moving into them by December (waiting for the floor to be finished) leaving only units 21 and 41 vacant due to construction. We have 3 units in Redwood, G24 and B21, F24 vacant. All are under renovation.
- D. **TENANTS A/R** 4 tenants under agreement \$7,802.00 (3,456.00, 1560.00, 587.00, 2491.00)
- E. **SUBSIDIES** –DHCD – we received our final payment towards our FY14 subsidies.
- F. **TENANTS/COMMUNITY** - Redwood Tenants submitted a petition to the Wareham Postmaster and we will be meeting on Monday with the Postmaster of Wareham to discuss the moving of the mailboxes to a location outside each building in Redwood.
- G. **ADMINISTRATION / EMPLOYEE** – Met with Bluewave Energy Group on Monday to discuss net metering for the Housing authority. We will be meeting with Both Bluewave and Sun Edison in the future to discuss the best situation for Wareham Housing Authority.

10/27/2014 We had a successful event with Senator Marc Pacheco, Rep Susan Williams Gifford, Selectman Al Slavin, Rudy Santos, Bob Powilatis, Donna Bronk, Angela Dunham, Jean Connaughton, DHCD Rep Interim Director Steve Carvahlo, and Housing Specialist Kim Gomez. They were all impressed with our progress.

10/27/2014 – Town Meeting Vote – We received \$70,000.00 in CPC funds to redo unit 51.

10/28/2014 – Please see attached the list of improvements for Redwood and Agawam. If I have missed anything please send me a note.

10/28/2014 – Attached is the PHN 2014-21 – We are not eligible for, but great idea.

11/18/2014 – Please see the attached handouts that I received from the NAHRO Fall Conference held in Plymouth. They are how to finance new public housing units and the breakdown of the new legislation. I spoke to Ms. Susan Donnelly from the Mass housing partnership she is willing to come down and meet with the board on how to proceed.

Roll call vote motion made to accept Administrators report by Chair Powilatis, seconded by Mr. Lockwood 4-0-0.