

Wareham Housing Authority
Regular Meeting
Redwood Community Center
February 19, 2014

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, Member, Jane Donahue, Member

Absent: Donna Barros, Member

Others Present: Jacqueline Hickey, Administrator, William White, WCTV, Resident Liaison Henry Fernandes, and resident Barbara Johnson (who acted as secretary), and other residents.

Introduction of Jane Donahue, State Appointee, New Board Member

Guest: Frank DeFelice – Discussion of annual inspections of units and fees associated with inspections

OLD BUSINESS:

1. Approval of minutes for 1/22/2014 with correction noted by Powilatis motion Santos, Lockwood second 3-0-1.
2. Authorization to sign bills and documents that have adequate supporting documentation and appropriate approval, motion Santos seconded Lockwood, 4-0-0.

NEW BUSINESS:

1. INFRASTRUCTURE REPORT: William Lockwood discussed uniformity of windows. Hesitant to use an unknown window company with unknowns about life expectancy and pricing. Motion by board to respond to Nault concerning windows. Lockwood motioned and seconded by Santos, 3-0-1. Motion to accept Infrastructure report by Donahue seconded by Santos 4-0-0.
2. HUMAN RESOURCE REPORT: Maintenance position resumes to be given to each board member to review and follow established protocol. Jane Donahue read guidelines of DHCD for Executive Director responsibility for hiring personnel. Robert Powilatis read and explained the MGL Chapter 121B Section 7. Santos Motion to accept human resource report, seconded by Donahue, 4-0-0.
3. ADMINISTRATORS REPORT:
 - A. Funding for Appliances from Plymouth County Commissioners
 - B. Agawam Village \$30,000 Stoop replacement
 - C. Other Grant Applications – AD Makepeace for Hallways at Redwood
 - D. Emergency Lighting in Both Community Buildings.
 - E. Expenditure of time by maintenance crew for snow removal and improvements.
 - F. Displacements of two tenant families from ADA compliant upgrades
 - G. Tenants A/R – 4 Delinquent Tenants
 - H. Training for Jacqui – “Small Project Boot Camp” Taunton

Motion to accept report Donahue seconded by Santos 4-0-0.

Donahue commented on how far the Board has come. Policy review and wants copies of any available policies at next meeting. Suggests that members go thru DHCD Board Member training.

RESIDENT PARTICIPATION

Resident Beatty asked for clarification if Wareham residents get priority for tenancy, yes.
Announcement for 02/25/2014 11:00am meeting at Agawam with Attorney for residents.

Motion adjourn meeting by Donahue and second by Lockwood, 4-0-0

Next Meeting to be determine Agawam 12:00 noon

Signed documents previously approved and authorized.

A True Copy Attest,

Jacqueline Hickey, Administrator, Secretary Treasurer