

The Wareham Housing Authority (WHA)
Regular Meeting
Agawam Village Community Building
57 Sandwich Road, Wareham, MA 02571
May 20, 2015

Recognizing a quorum the Chair called the meeting to order at 2:42 P.M.

Present: Robert Powilatis, Chairman, Jane Donohue, Member, Donna Bronk, Member

Absent: Rudolph Santos, Vice Chairman, William Lockwood, Member

Others Present: Jacqueline Hickey, Administrator/Secretary, Member, Bob White, WCTV and Resident Ila Andrews

The Chair requested 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 by Ms. Bronk 2nd by Ms. Donahue for the approval of the meeting minutes of 4/29/2015, 3-0-0.
2. Motion by Ms. Donahue and 2nd by Ms. Bronk to authorize the signing of bills and documents presented by Administrator that have adequate supporting documentation and appropriate approval, 3-0-0.

NEW BUSINESS:

SUBCOMMITTEE'S REPORTS:

Chairman's Report – Requested full set of financials from fee accountant not just budget.

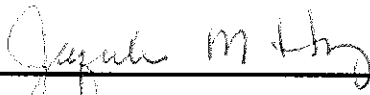
Infrastructure Committee Report: Discussion on the Kick off meeting for the Agawam Village DHCD Upgrades. Update on the CPC Fall 2015 Town Meeting Article.

Policy and Procedure Sub Committee: made a report and submitted their notes and recommendations and minutes for the 05/15/2015 meeting.

Administrator's Report as submitted to the Board.

Adjournment, next regular meeting will be 06/24/2015 2:30pm motion made by Mr. Bronk and 2nd by Ms. Donohue, 3-0-0

A True Copy Attest,


Jacqueline Hickey, Secretary

7/22/15
Date:

The Wareham Housing Authority (WHA)
Regular Meeting
Redwood Village Community Building
34 Church Avenue, Wareham, MA 02571
June 24, 2015

Recognizing a quorum the Chair called the meeting to order at 2:42 P.M.

Present: Robert Powilatis, Chairman, William Lockwood, Member, Jane Donohue, Member, Donna Bronk, Member

Absent: Rudolph Santos, Vice Chairman

Others Present: Jacqueline Hickey, Administrator/Secretary, Member, Bob White, WCTV, Chris Schott, Press, Dawn Beatty, Resident, Barrett LaChance and Garren Bisschoaff, employees of Sun Edison

The Chair requested 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 by Ms. Bronk 2nd by Mr. Lockwood for the approval of the meeting minutes of 4/02/2015, 4-0-0.
2. Motion by Mr. Lockwood 2nd by Ms. Bronk with discussion on May 20 meeting for review of further detail. Motion Tabled.
3. Motion by Ms. Donahue and 2nd by Ms. Bronk to authorize the signing of bills and documents presented by Administrator that have adequate supporting documentation and appropriate approval, 4-0-0.

NEW BUSINESS:

Presentation of Net Metering Credits by Sun Edison. Discussion and questions by board. Board requested from Administrator to have a spreadsheet created to compare all companies. The Board recognizes the need to act on this net meter crediting for the savings of electrical usage costs incurred by WHA.

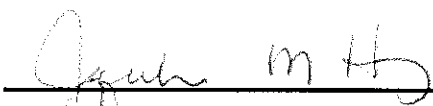
SUBCOMMITTEE'S REPORTS:

Chairman's Report – Sub-Committee June/July dates spreadsheet. Discussion on dates for Regular meeting and Sub-Committee meetings.

Administrator's Report as submitted to the Board.

Adjournment, next regular meeting will be 07/22/2015 2:30pm motion made by Mr. Bronk and 2nd by Mr. Lockwood, 4-0-0.

A True Copy Attest,


Jacqueline Hickey, Secretary

7/22/15
Date:

The Wareham Housing Authority (WHA)
Special Meeting
Agawam Village Community Building
57 Sandwich Road., Wareham, MA 02571
July 15, 2015

Recognizing a quorum the Chair called the meeting to order at 3:28 P.M.

Present: Robert Powilatis, Chairman, Jane Donohue, Member, Donna Bronk, Member, William Lockwood, Member

Absent: Rudolph Santos, Vice Chairman

Others Present: Jacqueline Hickey, Administrator/Secretary, Chris Schott, Wareham Courier

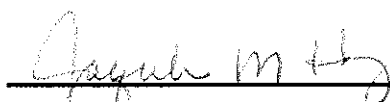
The Chair requested that all electronic devices should be off so as not to interfere with meeting and asked all to rise for the "Pledge of Allegiance."

NEW BUSINESS:

- A. Motion to approve capital improvement plan as amended. Motion by Ms. Donahue 2nd by Mr. Lockwood, Discussion included getting all roofs done before moving forward with other projects. What are DHCD's priorities? Instructed Administrator to make sure the most critical roofs get put in first subject to DHCD's approval. 4-0-0.
- B. Motion to certify that the Wareham Housing Authority is in compliance with both Federal and State regulations with regards to lead certifications as written on the "Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws" Motion by Ms. Bronk and 2nd by Mr. Lockwood, discussion and questions asked, What is the procedure? Administrator explained procedure. 4-0-0.

Adjournment, next regular meeting will be 07/22/2015 2:30pm motion made by Mr. Lockwood and 2nd by Ms. Bronk, 4-0-0

A True Copy Attest,


Jacqueline Hickey, Secretary

7/22/15
Date:

The Wareham Housing Authority (WHA)
Regular Meeting
Agawam Village Community Building
57 Sandwich Road, Wareham, MA 02571
July 22, 2015

Recognizing a quorum the Chair called the meeting to order at 2:41 P.M.

Present: Robert Powilatis, Chairman, William Lockwood, Member, Donna Bronk, Member

Absent: Rudolph Santos, Vice Chairman, Jane Donahue, Member

Others Present: Jacqueline Hickey, Administrator/Secretary, Member, Bob White, WCTV, Chris Schott, Press

The Chair requested 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 by Ms. Bronk 2nd by Mr. Lockwood for the approval of the regular meeting minutes of 06/24/2015, 3-0-0, Motion by Ms. Bronk 2nd by Mr. Lockwood for the approval of the 07/15/2015 Special meeting minutes, 3-0-0, and Motion by Ms. Bronk and 2nd by Mr. Lockwood for the approval of the 05/20/2015 minutes 2-0-1.
2. Motion by Mr. Lockwood and 2nd by Ms. Bronk to authorize the signing of bills and documents presented by Administrator that have adequate supporting documentation and appropriate approval, 3-0-0.

SUBCOMMITTEE'S REPORTS:

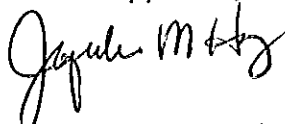
Chairman's Report – Chairman thanked Ms. Bronk for her suggestions to prioritize Roof repairs, Administrator pressed DHCD and they adjusted plan to address our recommendation to our Capital Improvement Plan. He also thanked Mr. Lockwood for his input into design and resulted in increased R value to insulation. We should achieve considerable energy savings going forward. Chairman explained and thanked Senator Pacheco's request for a \$100,000 state budget line item for Wareham Housing Authority for repairs and upgrades. Chairman thanked Selectman for support letters as well as Representative Williams-Gifford. Discussion on dates for Subcommittee meetings, Ms. Bronk suggested to Chairman if they could schedule subcommittee meetings after Labor Day, Chairman agreed that the subcommittee meetings will be scheduled after Labor Day. Chairman also explained governance and fiduciary responsibility of Board by new statute and sub-committee's need to engage accordingly. DHCD has not promulgated training program. So for now it is an unnecessary cost. He also explained rules, process and employment contract for administrator and not a condition of employment and cannot impose or force negotiations. Will decide performance review of Administrator.

Administrator's Report as provided to the Board.

Motion made by Ms. Bronk to accept Vehicle Parking Policy, 2nd by Mr. Lockwood, after discussion and clarification by administrator, it was voted 3-0-0.

Adjournment, next regular meeting will be at Redwood Village 08/19/2015 2:30pm motion made by Mr. Bronk and 2nd by Mr. Lockwood, 3-0-0.

A True Copy Attest,



Jacqueline M. Hickey 8/19/15

The Wareham Housing Authority (WHA)
Regular Meeting
Redwood Village Community Building
34 Church Avenue, Wareham, MA 02571
August 19, 2015

Recognizing a quorum the Chair called the meeting to order at 2:42 P.M.

Present: Robert Powilatis, Chairman, William Lockwood, Member, Donna Bronk, Treasurer, Jane Donahue, Member

Absent: Rudolph Santos, Vice Chairman

Others Present: Jacqueline Hickey, Administrator/Secretary, Member, Bob White, WCTV, Resident Dawn Beatty

The Chair requested 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 by Ms. Bronk 2nd by Mr. Lockwood for the approval of the regular meeting minutes of 07/20/2015 3-0-1.
2. Motion by Mr. Lockwood and 2nd by Ms. Bronk to authorize the signing of bills and documents presented by Administrator that have adequate supporting documentation and appropriate approval, 4-0-0.

SUBCOMMITTEE'S REPORTS:

Chairman's Report – 100K Grant explanation by Chair, Thanked Senator Pacheco for initiating Governor's Veto subject to override by House and Senate letters sent to Selectman, Senator Pacheco and Representative Susan Williams Gifford update from last meeting and hoping we receive a veto override. Need to have subcommittee meetings, budget review, and Infrastructure meeting. Question arose regarding state requirements and getting monthly financial updates from Fee Accountant. Motion to provide board with monthly financials and if not what are the obstacles? By Ms. Donahue 2nd by Ms. Bronk 4-0-0. Administrators review, please provide to the Board by the October 2015 Board meeting a list of all accomplishments, goals and objectives. Going forward motion made by Ms. Donahue and 2nd by Mr. Lockwood to go into executive session in a future meeting to discuss strategy for developing contract with Administrator. Chair objected as to the need of executive session. After more discussion of pros, cons and propriety motion allowed subject to Chair contacting Attorney General's Office 3-1-0.

Administrator's Report as provided to the Board. Motion to accept by Ms. Donahue and 2nd by Mr. Lockwood discussion 4-0-0.

Motion to accept proposed change order for building #5 in the amount of \$105,000.00 by Ms. Bronk 2nd by Mr. Lockwood, Discussion, 4-0-0.

Adjournment, next regular meeting will be at Agawam Village 09/23/2015 2:30pm motion made by Mr. Lockwood and 2nd by Ms. Bronk, 4-0-0.

A True Copy Attest,

Jacqueline Hickey 9/23/15
Jacqueline Hickey, Secretary