



**WINTHROP HOUSING AUTHORITY
9 GOLDEN DRIVE
WINTHROP, MASSACHUSETTS 02152
TEL. (617) 846-7100
FAX. (617) 846-7581**



MINUTES Regular Board Meeting

Meeting Date: **November 22, 2021**

Remote Zoom Meeting per Notice Coordinates (attached)

CALL TO ORDER AT 7:00 PM by Vice Chairman Frederick Silck III

ROLL CALL:

Present: Richard D Honan, Fred Silck, Peter T Gill, Peter A. Caggiano,

Absent: Frank R. Ferrara

Also present was Peg Tiernan Lyons, Executive Director. After Roll Call, a quorum was present and the Meeting was called to order by Mr. Silck.

Public Comment:

John Morgan, Golden Drive tenant was present.

Minutes of the Regular meeting of October 25, 2021 were reviewed. Discussion. Motion to accept minutes was made by Richard Honan. Motion was seconded by Peter Gill. Members voted Motion passes unanimously.

The Disbursement record for the period August 24, 2021 through September 25, 2021 including bills totaling **\$235,704.53** and were presented and reviewed by all members. After discussion, a motion was made by Peter Gill and seconded by Richard Honan to accept the bills with authorization as presented. All in favor. Members will sign Disbursement record electronically.

Director Lyons state Unit Turnovers: 6 vacant units were rented this month, with 2 pending. The State is closely auditing applications from CHAMP waitlist, and WHA is in full compliance with regulations.

OLD BUSINESS:

WHA FY 2022 Budget with Certifications were approved by DHCD. We have been authorized to implement all approved expenditures as of the start of the fiscal year or as specifically approved otherwise.

NEW BUSINESS:

Project 346112 Golden Drive Road Repair

DHCD House Doctor Administrator has approved the fee proposal of BSC Group, Inc. for the repair of Golden Drive. Existing roadway asphalt is cracked, sunken heaved, eroded and patched throughout. Pavement Deterioration varies in degree of severity. Engineers will be on-site Tuesday Nov 23rd to walk the property. We currently do not have enough funds in Formula Funding grant, project 346112 to repave whole road. Mrs. Lyons is seeking alternative grants to upgrade completely. The Director requested authorization to approve the Fee Schedule to hire BSC Group on this project.

Motion by Peter Gill to Approve Fee schedule and hire BSC Group for this project. Discussion.
Seconded by Fred Silck. All in favor, so moved.

WHA hosted AUP Auditor Thomas Flaherty to conduct our FY 2021 AUP Audit on November 18, 2021. It is expected to be favorable.

With increased Health and Safety inspections post COVID, Mrs. Lyons reported increase in hoarding and “squalor” conditions. Significant efforts are being made by WHA, with cooperation of tenants, to restore apartments to sanitary code compliance. Town officials, including Veteran Service Officer Roseanne Mazzuchelli and Kathy Dixon, Matt Rhodes of Bob DeLeo Senior Center have been very helpful in providing services to residents to help seniors maintain safe, independent housing.

Discussion of Cottonwood Tree that sheds fluffy milkweed, clogging up Golden Drive heating and cooling compressors. Outreach to Town public works for authorizations.

Discussion of appointment of Tenant Board Member seat that shall be vacated at end of December 2021. Legislative changes require that a Tenant Board Member be seated after May 15, 2021, at the next vacancy. The Local Tenants Organization, WHA Gardens Tenant Association met numerous times in 2021 on this issue. Having met the requisite process defined by the State, Two Nominations were made at a posted, public meeting, LTO Tenant President Mary Lou Heighton and William John Morgan. WHA Board needs to meet with Winthrop Town Council. Peter Gill will follow up with Town Hall, Town Clerk to schedule a Joint meeting.

Department of Housing and Community Development reports all LHA Property insurance, including Flood Insurance, shall be renewed effective throughout 11/17/2022. Rate has increased by 9% - our total shall approximate \$77,349.00

Motion by Peter Gill authorizing the Director to pay annual premium upon receipt. Discussion.
Seconded by Fred Silck All in Favor, so moved

WHA Retained Attorney to secure possession of a unit on Overlook Drive. Tenant has been appointed a guardianship conservator, moved to a nursing home. Rent is in arrears and steps are being taken to have unit released to WHA.

The State conducted Satisfaction Surveys, which report favorable WHA service that exceeds State Public Housing average.

There being no further business, motion to adjourn was made by Frank Ferrara and seconded by Richard Honan at 8:20 PM