



WINTHROP HOUSING AUTHORITY

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



WHA BOARD:

FRANK R. FERRARA

RICHARD D. HONAN

PETER T. GILL, Chairman

PETER A. CAGGIANO

MARYLOU HEIGHTON, Tenant Board Member

MARGARET TIERNAN LYONS, Executive Director

Regular Board Meeting

Meeting Date: **March 28, 2022**

Remote Zoom Meeting per Notice Coordinates (attached)

CALL TO ORDER AT 7:00 PM by Chairman Peter Gill

ROLL CALL: Present: Peter T Gill, Peter A. Caggiano, Frank R. Ferrara, Marylou Heighton

Absent: Richard D Honan

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

ANNUAL PLAN Meeting was advertised and Scheduled for Monday March 28, 2022, to be followed by March Regular Meeting

Public Comment:

Winthrop Housing Authority Gardens Tenant Association, including President MaryLou Heighton, Treasurer Ruth Vosolo, and Secretary Ann Jones had met with Director Lyons previously to review the details of Annual Plan.

Members of the tenant association were happy with the Annual Plan and impressed with the amount of work done on behalf of the tenants. They expressed confidence the Plan represents the best interests of the Housing Authority community and have no comments

Annual Plan

Director Lyons presented the Final Draft of Annual Plan of Winthrop Housing Authority. Discussed among members. Previous PowerPoint Presentation provided details of each section.

Motion by Member Peter Caggiano to Accept the WHA Annual Plan as Advertised and as Presented at tonight' Public Hearing. Discussion. Seconded by Frank R. Ferrara Motion passes by a vote of Four 4 to Zero, with One Absence

Director Lyons is authorized to Submit Annual Plan to DHCD.

Minutes of the Regular meeting of February 28, 2022 were reviewed. Discussion. Motion to accept minutes was made by Peter Caggiano. Motion was seconded by Frank Ferrara. Members voted unanimously to accept; Chairman Gill declares motion passes.

Minutes of the Special meeting of March 4, 2022 were reviewed. Discussion. Motion to accept minutes was made by Peter Caggiano. Motion was seconded by MaryLou Heighton. Members voted unanimously to accept; Chairman Gill declares motion passes.

The Disbursement record for the period February 27, 2022 through March 27, 2022 including bills totaling **\$ 210,660.09** and were presented and reviewed by all members. After discussion, a motion was made by Peter Caggiano and seconded by Frank Ferrara to accept the bills with authorization as presented. All in favor. Members signed Disbursement record.

OLD BUSINESS:

Director Lyons reported Minutes for WHA Board meetings have been posted to Website. She provided additional report as follows:

DHCD Work Order 346119 Flood Survey

Surveyors from DHCD were on site March 28th and thereafter to obtain data for Storm Surges and Flood Survey. Mrs. Lyons applied for flood and storm surge survey grant to collect data for future grants to address flooding in the area.

149 Read Street Sewer lateral

Local contractor Seacoast Contracting was able to replace the broken sewer lateral from 151 Read Street, connecting to Town main line. The sump pump in basement is essential in removing huge volume of fresh streaming groundwater from basement. It currently dispels from the side of the house. Winthrop DPW Director Calla reports repair was good. He expressed concern that dispelled water was icing over as it drained off driveway, into street to storm drain, creating a hazardous condition. Hoses were redirected to dispel water onto side and rear grass areas. Further work required, as extraordinary amount of water needs to be dispersed without creating flood.

NEW BUSINESS:

The 2015 Ford F250 was repaired and is back in service.

Director Lyons attended NSHEDA March Meeting. DHCD Regional Attorney Lori McBride presented Legal tips and answered questions from approximately 38 LHA's present. Universal reports of tenant fighting, squabbles and Endemic PTS symptoms as business returns to normal.

Now that eviction moratorium has ended, 14 Day Notices To Quit served to Tenants by Constable. Informal Settlement Conferences are scheduled this week between Director Lyons and non-compliant Tenants.

SHERA Rent Arrears Program coming to an End. Last round of Applications this week.

Proliferation on Mice sightings; reportedly town-wide issue exacerbated by street construction and COVID-19. Extermination costs are up

Mrs. Lyons provided update on Personnel changes. Maintenance Supervisor Michael Hickey shall be retiring after 34 years of dedicated service, effective May 8, 2022.

There is another Maintenance Laborer Resignation effective June 2022

The Executive Director shall post job availability for Maintenance Custodian/Laborer positions.

There being no further business, motion to adjourn was made by Ferrara and seconded by Peter Caggiano at 8:05 PM