



**WINTHROP HOUSING
AUTHORITY
9 GOLDEN DRIVE
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FRANK R. FERRARA
RICHARD D. HONAN
PETER T. GILL
PETER A. CAGGIANO
MARYLOU HEIGHTON
MARGARET TIERNAN LYONS, Executive Director

Regular Board Meeting

Meeting Date: **May 23, 2022**

Remote Zoom Meeting per Notice Coordinates (attached)

CALL TO ORDER AT 7:00 PM by Chairman Gill

ROLL CALL:

Present: Peter T Gill, Frank R. Ferrara, Marylou Heighton, Richard D Honan

Absent: Peter A. Caggiano

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. Ferrara

Public Comment:

John Morgan, Golden Drive Tenant was present. He had question regarding trash and a dryer in the laundry room.

Minutes of the Regular meeting of May 4, 2022 were reviewed. Discussion. Motion to accept minutes was made by Frank Ferrara. Discussion. Motion was seconded by Marylou Heighton. Members voted unanimously to accept the motion, which passed unanimously with one absence.

Financials:

The Disbursement record for the period April 25 through May 22, 2022 including bills totaling **\$232,671.18** and were presented and reviewed by all members. After discussion, a motion was made by Richard Honan and seconded by Frank Ferrara to accept the bills with authorization as presented. All in favor. Members signed Disbursement record.

CHARGE-OFFS FOR FY 2022

RESOLUTION to charge off outstanding balances effective immediately;

Now Therefore be it Hereby Resolved by the Members of the Winthrop Housing Authority as follows:

Member Richard Honan motions that outstanding receivables totaling **\$18,562.50** be charged off. Discussion. Motion seconded by Frank Ferrara

By a vote of 4-0 with one absence, Chairman Gill declares motion carried and resolution adopted.

TENANT	ADDRESS	AMOUNT	VACATE DATE	REASON
200.1	21 Sunset Road	\$676.50	1/26/22	Moved
200.1	23 Russell Street	\$1,728.00	10/29/21	Moved (SHERA)
667.1	107 Putnam Unit A-1	\$527.00	2/17/22	Passed Away
667.2	13-5 Golden Drive	\$335.00	2/28/22	moved Assisted Living
667.2	1-8 Golden Drive	\$380.00	1/28/22	moved Assisted Living
667.2	12-3 Golden Drive	\$1,232.00	12/30/21	Moved institution
667.2	18-1 Golden Drive	\$1,145.00	5/31/22	Passed Away
667.2	8-4 Golden Drive	\$857.00	3/15/22	Passed Away
667.2	10-4 Golden Drive	\$336.00	10/15/22	Passed Away
667.2	15-7 Golden Drive	\$291.00	4/15/22	Passed Away
667.2	17-2 Golden Drive	\$1,430.00	2/18/22	Passed Away
667.2	16-3 Golden Drive	-\$1.00	11/3/21	Passed Away
	51 Overlook Drive	\$5,629.00	6/2/22	
667.3				Eviction/incompetent/institution Final Judgment 6/2/22
667.3	31 Overlook Dr	\$550.00	9/30/21	Passed Away
667.3	14 Overlook Dr	\$268.00	7/31/21	Passed Away
667.3	52 Overlook Dr	\$2,346.00	2/3/22	Passed Away
667-3	14 Overlook Drive	\$833.00	12/17/21	Passed Away
	TOTAL:	\$18,562.50		

OLD BUSINESS:

Town Planner Rachel Kelly spoke at Town Council Meeting regarding efforts made by Boston and Revere to prevent flooding in Belle Isle Section of Town. If Winthrop doesn't take action, the displaced water from other side may drain through Winthrop's Belle Isle Marsh/Morton Street area. Town applied MVP Municipal Vulnerability Preservation Act Grant. Discussion.

DHCD Work Order 346119 Flood Survey

Director Lyons informed Members surveyors contracted by DHCD were on site March 28th and thereafter to obtain data for Storm Surges and Flood Survey. The State flood and storm surge survey grant collects data for future grants to address flooding in the area.

DHCD sent Contracts for Financial Assistance (CFA) for this Sustainability initiative for Resiliency.

VOTE: Motion by Frank Ferrara to Accept Contract for Financial Assistance 346025010: FY 2022 Sustainability Initiative for Resiliency SHMCAP Flooding Survey by adding \$ 31,051.40. Discussion. Seconded by Marylou Heighton All in Favor

Motion by Frank Ferrara to authorize Chairman Peter T Gill to Execute the CFA that increases award to \$31,051.40 (from \$15k) Sustainability Initiative for Resilience – SHMCAP Flooding Survey as specified in the Contract subject to Terms and Conditions thereto. Discussion. Seconded by Marylou Heighton. Motion Carries by a Vote of 4 to 0 with one absence

Chairman Peter Gill to sign electronically as well as in person.

ARPA: Per correspondence forwarded to Board Member May 9, the State DHCD awarded WHA \$ 428,426 in additional Formula Funding through American Rescue Plan Act (see Grant letter)

NEW BUSINESS:

Director Lyons informed Board that the 2006 Chevy Silverado pick-up is deemed unusable, that repairs shall far exceed its usefulness. Motion by Richard Hnona declaring 2006 Chevy as Surplus, authorizing disposal at best possible price in accordance with Chapter 30B. Discussion. Seconded by Frank Ferrara. Unanimous vote in favor.

346117 Waterproof Patio 9 Golden 3rd floor Leaks

Pending assessment report from Architect Ray Guertin.

Arrearage agreements signed by both tenants served with 14 Day Notices To Quit

Mrs. Lyons provides update on Personnel changes:

David Mariano has commenced his responsibilities as Maintenance Supervisor.

The posted Maintenance Custodian/Laborer positions have been filled.

Motion By Richard D Honan to go into Executive Session to discuss personnel and litigation matters. By Roll Call:

Peter T Gill – Yes

Frank R. Ferrara – Yes

Marylou Heighton, - Yes

Richard D Honan – Yes

Peter Caggiano – absent.

At 8:25 PM, Board exited Executive Session for the sole purpose of adjourning meeting.

There being no further business, motion to adjourn was made by Frank Ferrara and seconded by Richard Honan at 8:30 PM