



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



FRANK R. FERRARA
RICHARD D. HONAN
PETER T. GILL
PETER A. CAGGIANO
MARYLOU HEIGHTON
MARGARET TIERNAN LYONS, Executive Director

Regular Board Meeting

Regular Board Meeting

Meeting Date: December 27, 2022

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

Present: Peter T Gill, Marylou Heighten, Frank R. Ferrara, Peter A. Caggiano

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 Chairman Gill

Public Comment: None

Minutes of the Regular meeting of November 28, 2022 were reviewed. Discussion. Motion to accept minutes was made by MaryLou Heighten. Discussion. Motion was seconded by Frank Ferrara Members voted Four to Zero with 1 absence to accept the motion, which passed unanimously

Financials:

The Disbursement record for the period October 24, 2022 through December 26, 2022 including bills totaling \$242,751.82 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.

Director Lyons presented Board Members with documents from Bank of America regarding Banking Resolution and Certificate of Incumbency. WHA owns several separate bank accounts with Bank of America (BOA); the Signature Card for authorized Signers also needed to be updated with current WHA Officers.

Motion by Frank Ferrara to amend Resolution, Certificate of Incumbency with documents that shall supersede previous documents. The Resolutions and certificates of Incumbency will apply to all WHA accounts with BOA. Specimen signatures from individuals identified as having Title of Executive Director and/or Board Member shall be authorized to perform duties as defined in Deposit Account

Documentation. Discussion. Seconded by Peter Caggiano All in Favor; Chairman Peter T. Gill declares motion passes by unanimous vote. All Members signed documents.

OLD BUSINESS:

DHCD Project #346112 Golden Drive Roadway and Curb Repairs

No updates since last meeting

DHCD Work Order 346119 Flood Survey Sustainability Initiative

Data is being incorporated into CPS for future grant applications.

346117 Waterproof Patio 9 Golden 3rd floor Leaks

Architect Ray Guertin and his mason were on site to take measurements and conduct inspections of building. Structural integrity of stairways may need to be tested. Schematic Design was submitted, and distributed to Board. Discussion of findings. Further study revealed holes in foundation, resulting in leaks shown in stairwell.

346118 667-3 Overlook Drive Stairway Repairs and Renovations

Reverse Architecture engineers have submitted Schematic Design of proposed work, with consideration of multiple approaches. Please see estimates considering Composite guardrails vs Wood guardrails (consider cost of maintenance, wear and tear.). Director Lyons requested authorization to increase funding to accommodate alternate designs, and will work with DHCD Project Manager to increase funding as needed.

Motion by Peter Caggiano to increase budget for Project 346118 Overlook Drive Rear Egress as available. Seconded by Frank Ferrara. All in Favor.

NEW BUSINESS:

DHCD has provided options for technical assistance on Town of Winthrop Easement and Right of Way plans for MassDOT project TIPS discussed at last meeting. Discussion of Easement and possible impact on pathways abutting WHA properties 667-2, 667-3, 705-1.

Local engineer Frank Costantino was present at Town Council meeting, expressed opinions that included a request for Town engineers to have a 3-D rendering of the redesign to help understand its eventual impact.

Mrs. Lyons expressed the hope of partnering with the Town in replacing trees, perhaps on WHA property. Report that the Town's Committee on trees met with Paul O'Donnell, walked the property and updated drawings, or documents. Discussion.

WHA Gardens Tenants Association President Marylou Heighton gave a report on LTO's December 14, 2022

Director Lyons presented to Board Members the State's DHCD FY 2026 Formula Funding Contract for Financial Assistance (CFA) 4001 in the amount of **\$429,235**

WHA Board Members have previously accepted DHCD's ARPA Award Contract for Financial Assistance (CFA) 4050 in the amount of \$ 1,130,370:

Fish 346123: Viking Gardens Asphalt Roofs and gutters: \$173,288
Fish 346122: 32-42 Sunset Road Electrical/Kitchen Cabinets \$315,500'
Fish 346121: Targeted Fire Alarm System Upgrades \$641,582

Election of Officers: 2023. Discussion of new officers to commence January 1, 2023.. Motion appoint Officers made by Peter Caggiano, seconded by Frank Ferrara. All in Favor:

Frank R Ferrara	Chairman
Richard D. Honan	Vice Chairman
Peter A Caggiano	Treasurer
Marylou Heighton:	Vice Treasurer
Peter T Gill:	Member

Director Lyons is scheduling WHA's Annual State AUP Audit with Thomas Flaherty. A detailed list of requested documents has been compiled. Flaherty will spend a couple days in WHA reviewing records.

There being no further business, motion to adjourn was made by Frank Ferrara and seconded by Marylou Heighton at 8:10 PM. Meeting adjourned