



**WINTHROP HOUSING
AUTHORITY**
9 GOLDEN DRIVE
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WHA BOARD:

FRANK R. FERRARA, Chairman

RICHARD D. HONAN

PETER T. GILL

PETER A. CAGGIANO

MARYLOU HEIGHTON

MARGARET TIERNAN LYONS, Executive Director

DATE: April 24, 2023

REGULAR Meeting of WHA Board

CALL TO ORDER AT 7:00 PM by Chairman Frank Ferrara

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

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 Chairman Ferrara

Minutes of the Regular meeting of March 27,, 2023 were reviewed. Discussion. Motion to accept minutes was made by Richard Honan. Discussion. Motion was seconded by MaryLou Heighton. Members voted 4 four to 0 with One absence to accept the motion, which passed unanimously

Public Comment: John Morgan of Golden Drive was present

Financials:

The Disbursement record for the period March 27, 2023 through April 24, 2023 including bills totaling **\$ 202,309.19** and were presented and reviewed by all members. After discussion, a motion was made by Richard Honan and seconded by MaryLou Heighton to accept the bills with authorization as presented. All in favor. Members signed Disbursement record.

Director Lyons reported March Month-end financial documents are with Accountants. February 2023 month-end reports were distributed to Members

Members also signed disbursement checks to pay bills.

OLD BUSINESS:

DHCD Project #346112 Golden Drive Roadway and Curb Repairs

Board members voted on April 10, 2023 to accept the low bid of Paul Rogan Company to Curbs and Street repairs, including sidewalks as specified in Contract Documents for a cost of \$312,950. Director Lyons signed contracts 4/24/23, and we expect DHCD signatures by end of week.

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

Schematic Design was approved by DHCD Engineer Dave Cann. Architect Ray Guertin preparing Construction Documents, then will go to bid.

346118 667-3 Overlook Drive Stairway Repairs and Renovations

Carl Solander of Reverse Architecture has submitted Construction Documents. By end of week, anticipate authorization to advertise for bids.

346121 DHCD ARPA Project Targeted Fire Alarm Upgrade Project

Waiting for Work Order design estimates of fire alarm systems

346122 DHCD ARPA Project Sunset Road Kitchen Modern and Electrical Upgrade

Waiting for Work Order Design Estimates

Winthrop TIPS Project: Easement:

Board members authorized acceptance of Just Compensation at April 10, 2023 Special Meeting. Town Manager notified. His office will notify us after Town Council has done their part on this.

NEW BUSINESS:

Director Lyons presented DHCD' Public Housing+ Notice 2023-05 regarding Inspector General Guidance regarding Fiscal Responsibility of LHA Board Members. Discussion

346123 667-1 Viking Gardens Asphalt Shingle Roof Replacement, Selective Gutters

Reverse Architecture has been hired to design Roof Replacement project at Viking Gardens.

Code Violations cleared at 667-2 Unit. See pictures and letter of compliance from ISD

Extensive Fire at Veterans Road Apartment Complex on Friday April 21st. 60 Apartments rendered unlivable. American Red Cross met with displaced tenants. Hotels; Senior Center. WHA receiving multiple emergency, priority 1 applications from Winthrop residents.

Town Council approved Town Manager's Proposed Solid Waste Policy.

Sink Hole at Kennedy and Revere Street has been repaired by Seacoast Contracting. Storm Drain that caused the sink hole appears to have been broken by Fence company when they dug Post on Project 346114. Will submit request for reimbursement of WHA expenses.

There being no further business, motion to adjourn was made by Richard Honan and seconded by Peter Gill at 8:00 PM. Meeting adjourned