

TAUNTON HOUSING AUTHORITY

MINUTES OF THE ANNUAL MEETING

OF SEPTEMBER 27, 2023

The members of the Taunton Housing Authority (THA) met for an Annual Meeting at 15 West Britannia Street in the City of Taunton at 3:15 p.m. on September 27, 2023.

The meeting was called to order by the Chairperson, and, upon roll call, those members present and absent was as follows:

PRESENT: F. Roger Hoffmann
Arthur Lopes
Lillian Ricketts
Alison Rosa
Alan Pelletier

ABSENT:

The Chairperson introduced the first item of the Agenda.

The first item on the agenda was the Election of Officers.

Upon a motion made by Mr. Hoffmann, seconded by Mr. Lopes, it was unanimously

VOTED: to keep the officers' positions as is

The next item on the agenda was the Consent Agenda.

Upon a motion made by Mr. Hoffmann, seconded by Mr. Lopes, it was unanimously

VOTED: to accept the Consent Agenda

The Chairperson moved to the Executive Director's Report.

Ms. Doherty began her report with a recognition to Lillian Ricketts, our very own tenant Board Member, who received the Board Member of the Year Award from MassNAHRO for all her involvement with public housing as well as RCAT.

She also informed the Board of the Drive-Thru window that should be opening soon, allowing people to drop off their paperwork and being able to speak to staff from their vehicles. This will greatly help our handicap and disabled population connect with our staff. There is also a drop box in the main lobby for rent collection.

Following the Board Meeting Ms. Doherty offered the Board a tour of the new buildings.

Upon a motion made by Mr. Hoffmann, seconded by Mr. Lopes, it was unanimously

VOTED: to approve the Executive Director's Report

The Chairperson moved to Public Input.

There was no public input.

The Chairperson moved to New Business.

The first item under New Business was the Payment Standards.

The Executive Director recommended that the Board approve the Payment Standards as presented.

Upon a motion made by Mr. Hoffmann, seconded by Mr. Lopes, it was unanimously

VOTED: to approve the Payment Standards as presented

The next item under New Business was the Change Order #5 and #3 for Various Repairs at Riverside Apts.

The Executive Director recommended that the Board approve Change Order #5 and #3 for Various Repairs at Riverside Apts. as presented.

Upon a motion made by Mr. Lopes, seconded by Mr. Hoffmann, it was unanimously

VOTED: to approve the Change Order #5 and #3 for Various Repairs at Riverside Apts.

The next item under New Business was the Change Order No.10 for Fire Alarm Upgrade.

The Executive Director recommended that the Board approve Change Order No.10 for Fire Alarm Upgrade.

Upon a motion made by Mr. Hoffmann, seconded by Mr. Lopes, it was unanimously

VOTED: to approve Change Order No.10 for Fire Alarm Upgrade

The next item under New Business was Change Orders No. 5, 6 and 7 for Accessible Unit Upgrades at John Shea.

The Executive Director requested that the Board approve Change Orders No. 5, 6 and 7 for Accessible Unit Upgrades at John Shea.

Upon a motion made by Mr. Hoffmann, seconded by Mr. Lopes, it was unanimously

VOTED: to approve Change Orders No. 5, 6 and 7 for Accessible Unit Upgrades at John Shea

The next item under New Business was the Contract for Structural & Miscellaneous Repairs at #246D Gwozdz Terrace.

The Executive Director requested that the Board award the Contract for Structural & Miscellaneous Repairs at #246D Gwozdz Terrace to Vareika Construction in the amount of \$28,700.00

Upon a motion made by Mr. Hoffmann, seconded by Mr. Lopes, it was unanimously

VOTED: to award the Contract for Structural & Miscellaneous Repairs at #246D Gwozdz Terrace to Vareika Construction

The next item under New Business was the Renewal of Contract for Flooring Services.

The Executive Director requested that the Board approve the Renewal of the Contract for Flooring Services.

Upon a motion made by Mr. Lopes, seconded by Mr. Hoffmann, it was unanimously

VOTED: to approve the Renewal of Contract for Flooring Services

The next item under New Business was the Renewal of the Contract for Electrical Services.

The Executive Director requested that the Board approve the Renewal of the Contract for Electrical Services.

Upon a motion made by Mr. Lopes, seconded by Mr. Hoffmann, it was unanimously

VOTED: to approve the Renewal of the Contract for Electrical Services

The next item under New Business was the Contract for Removal & Replacement of Ductless Split HVAC System - 2nd unit at 25 Bassett Street.

The Executive Director requested that the Board award the Contract for Removal & Replacement of Ductless Split HVAC System - 2nd unit at 25 Bassett Street to Anytime Plumbing and Heating in the amount of \$15,250.00

Upon a motion made by Mr. Lopes, seconded by Ms. Hoffmann, it was unanimously

VOTED: to award Contract for Removal & Replacement of Ductless Split HVAC System - 2nd unit at 25 Bassett Street to Anytime Plumbing and Heating

The Chairperson moved to Old Business

There was no Old Business

Other Business: The Chairperson moved to Other Business for consideration of any matter not known about or which could not have been reasonably foreseen within 48 hours of this meeting.

Ms. Doherty gave an update on the progress at the new Council on Aging offices.

Mr. Hoffmann had some questions regarding the Section 8 and CHAMP waitlists.

Ms. Doherty announced that the Annual Plan will be discussed at the next Board Meeting.

Upon a motion made by Mr. Hoffmann, seconded by Mr. Lopes, it was unanimously

VOTED: to adjourn the meeting at 3:55 p.m.

Date of Next Meeting: Wednesday, October 18, 2023, at 3:15 p.m.

Place of Next Meeting: 15 West Britannia St
Taunton, MA

Attachments:

Minutes of the Regular Meeting of August 16, 2023

Bills Schedule

Site Manager's Report

Leased Housing Report

Resident Services' Report

Payment Standards

Change Orders No. 5 and 3 for Various Repairs at Riverside Apartments

Change Order No.10 for Fire Alarm Upgrade

Change Orders No. 5, 6 and 7 for Accessible Unit Upgrades at John Shea

Contract for Structural & Miscellaneous Repairs at #246D Gwozdz Terrace

Renewal of Contract for Flooring Services

Renewal of Contract for Electrical Services

Contract for Removal & Replacement of Ductless Split HVAC System - 2nd unit at 25 Bassett Street