

# **TAUNTON HOUSING AUTHORITY**

## **MINUTES OF THE REGULAR MEETING**

### **OF JANUARY 17, 2024**

The members of the Taunton Housing Authority (THA) met for a Regular Meeting 15 West Britannia Street in the City of Taunton at 3:15 p.m. on January 17, 2024.

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  
Lillian Ricketts  
Arthur Lopes  
Alison Rosa

**ABSENT:**

The Vice Chairperson requested a moment of silence for the deceased Chairperson, Alan Pelletier.

The Vice Chairperson introduced the first item of the Agenda, the Election of Officers.

Ms. Doherty recommended that the Board Elect a new Chairperson for the Taunton Housing Authority.

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

**VOTED:** To Elect Mr. F. Roger Hoffman as Chairperson

Ms. Doherty recommended that the Board Elect a new Vice Chairperson for the Taunton Housing Authority.

Upon a motion made by Ms. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** To Elect Mr. Arthur Lopes as Vice Chairperson

Ms. Doherty recommended that the Board Elect a new Treasurer for the Taunton Housing Authority.

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

**VOTED:** To Elect Ms. Lillian Ricketts as Treasurer

The Chairperson introduced the next of the Agenda.

The next on the agenda was the Consent Agenda.

Ms. Doherty recommended that the Board approve the Consent Agenda as presented.

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

**VOTED:** to approve the Consent Agenda as presented

The Chairperson moved to the Executive Director's Report.

The Executive Director began her report with a request for the Board to allow her to submit an application for a grant for a Resident Services Position for the Avon Housing Authority.

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

**VOTED:** to allow Ms. Doherty to submit an application for a grant for a Resident Services Position for the Avon Housing Authority

The Chairperson moved to New Business.

The first item under New Business was the Site Dedication.

The Executive Director recommended that the Board agree with the name change of Bristol Commons to Pelletier Place and have a dedication as well as having all signage and paperwork for the site changed.

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

Under Discussion: Mr. Hoffmann had questions about the Pelletier's being one of the first families at Fairfax Gardens.

Mr. Hoffmann requested a letter of appreciation sent to Trinity Management.

**VOTED:** to change Bristol Commons name to Pelletier Place

The next item under New Business was the Vacancy Fees for Trinity Management.

The Executive Director recommended that the Board agree to pay a Vacancy Fee to Trinity Management not to exceed \$70,000.

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

**VOTED:** to pay a Vacancy Fee to Trinity Management

The next item under New Business was the Contract for Appliances.

The Executive Director recommended that the Board agree to sign a Contract for Appliances not to exceed \$30,000.

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

**VOTED:** to agree to sign a Contract for Appliances not to exceed \$30,000

The next item under New Business was the Contract for Boiler Cleaning.

The Executive Director recommended that the Board award the Contract for Boiler Cleaning to Scott's Oil, Inc. in the amount of \$10,000.00.

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

**VOTED:** to award the Contract for Boiler Cleaning to Scott's Oil, Inc.

The next item under New Business was the Certificate of Substantial and Final Completion for the Vacant Accessible Unit Project at Riverside Apartments.

The Executive Director recommended that the Board approve the Certificate of Substantial and Final Completion for the Vacant Accessible Unit Project at Riverside Apartments.

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

**VOTED:** to approve the Certificate of Substantial and Final Completion for Vacant Accessible Unit Project at Riverside Apartments

The Chairperson moved to Old Business

Mr. Hoffmann asked about Frates Farms and their fresh produce. Ms. Anderson and Ms. Doherty explained the program. Ms. Ricketts added her experience with it.

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. Ricketts had questions regarding the construction at the Council on Aging. Residents had been asking. Ms. Doherty gave the Board information regarding the contractor and the work being done. Also, residents asking about a tenants association and how to establish one.

Ms. Ricketts also had questions regarding the Public Input part of the Board Meeting. Ms. Doherty explained in detail how to have the public speak at a Board Meeting following the Open Meeting Laws.

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

**VOTED:** to adjourn the meeting at 4:16 p.m.

Date of Next Meeting: Wednesday, February 21, 2024, at 3:15 p.m.

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

Attachments:

- Minutes of the Regular Meeting of December 13, 2023
- Bills Schedule
- Site Manager's Report
- Leased Housing Report
- Resident Services' Report
- Contract for Appliances
- Contract for Boiler Cleaning
- Certificate of Substantial and Final Completion for Vacant Accessible Unit Project at Riverside Apartments