

TAUNTON HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
OF FEBRUARY 15, 2023

The members of the Taunton Housing Authority (THA) met for a Regular Meeting at 30 Olney Street in the City of Taunton at 3:15 p.m. on February 15, 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
Alan Pelletier

ABSENT: Lillian Ricketts
Alison Rosa

The Chairperson introduced the first item of the Agenda.

The first item on the agenda was the minutes of the Regular Meeting held on January 18, 2023.

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

VOTED: to accept the minutes of the Regular Meeting held on January 18, 2023

The next item on the agenda was the Bill Schedule.

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

VOTED: to accept the Bill Schedule

The next item on the agenda was the Site Manager's Reports

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

VOTED: to accept the Site Manager's Reports

The next item on the agenda was the Leased Housing Report.

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

VOTED: to accept the Leased Housing Report

The next item on the agenda was the Resident Services Report.

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

VOTED: to accept the Resident Services Report

The Chairperson moved to the Executive Director's Report.

Ms. Doherty began her report making the Board aware of a burst pipe at the administrative offices this last weekend during the freezing weather. The pipe was in the ladies room at the Council of Aging, COA, which caused quite a bit of water to flood both offices. The office was closed to foot traffic due to the lobby having the most, back open to the public, a lot of fans from ServiceMaster, may have to close foot traffic again when we demo and repair drywall in office. Flooring and carpeting may also have to be ripped up and replaced. The opening in the bathroom ceiling is staying open due to heating coils needing to be replaced. All programs in the COA are still running, even though currently there is no heat in the main room. The Agency is waiting for the insurance adjuster to reply with an answer.

There was also a burst pipe in Summer Street, frozen pipes at Richard DeWert Terrace and no heat calls at Caswell Grove; all in all, a very busy weekend. Space heaters were handed out to some residents. No injuries, but two tenants were placed in hotels for one or two nights. No snow so far, very good shape.

The Executive Director to an agreement for Purchase and Sales for the W. Britannia property as well as the Lease for the Bay St building. These two documents have been signed but not dated. The Agency is getting ready for this transition, and a committee has been formed.

She finished her report with a very quick update on the document scanning project. Mr. Hoffmann had questions regarding this progress. Ms. Doherty gave a detailed explanation regarding it and said that the company the agency hired goes through to scan the documents.

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 Year End Certifications and Lead Paint Certifications.

The Executive Director recommended that the Board approve the Year End and Lead Paint Certifications as presented.

Mr. Hoffmann moved that the foregoing vote be approved as introduced, read, and stated, which motion was seconded by Mr. Lopes, and upon roll call the Ayes and Nays were as follows:

AYES	NAYS
Arthur Lopes	
F. Roger Hoffmann	
Alan Pelletier	

VOTED: to approve the Year End and Lead Paint Certifications as presented

The Executive Director also recommended that the Board approve the Top 5 Compensation Certifications as presented.

Mr. Hoffmann moved that the foregoing vote be approved as introduced, read, and stated, which motion was seconded by Mr. Lopes, and upon roll call the Ayes and Nays were as follows:

AYES	NAYS
Arthur Lopes	
F. Roger Hoffmann	
Alan Pelletier	

VOTED: to approve the Top 5 Compensation Certifications as presented

The second item under New Business was SEMAP.

The Executive Director requested that the Board approve the SEMAP scores as presented.

Mr. Hoffmann moved that the foregoing vote be approved as introduced, read, and stated, which motion was seconded by Mr. Lopes, and upon roll call the Ayes and Nays were as follows:

AYES	NAYS
Arthur Lopes	
F. Roger Hoffmann	
Alan Pelletier	

VOTED: to approve the SEMAP Scores as presented

The next item under New Business was the Certificate of Substantial Completion for Deck Replacement at 71 Summer Street.

The Executive Director recommended that the Board approve the Certificate of Substantial Completion for the Deck Replacement at 71 Summer Street as presented.

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

VOTED: to approve the Certificate of Substantial Completion for the Deck Replacement at 71 Summer Street as presented

The next item under New Business was the Certificate of Final Completion for Deck Replacement at 71 Summer Street.

The Executive Director recommended that the Board approve the Certificate of Final Completion for the Deck Replacement at 71 Summer Street as presented.

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

VOTED: to approve the Certificate of Final Completion for the Deck Replacement at 71 Summer Street as presented

The next item under New Business was the Certificate of Substantial Completion for Flooring Replacement at 27-29 Wales Street.

The Executive Director requested that the Board table the Certificate of Substantial Completion for Flooring Replacement at 27-29 Wales Street.

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

VOTED: to table the Certificate of Substantial Completion for Flooring Replacement at 27-29 Wales Street

The next item under New Business was the Certificate of Final Completion for Flooring Replacement at 27-29 Wales Street.

The Executive Director requested that the Board table the Certificate of Final Completion for Flooring Replacement at 27-29 Wales Street.

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

VOTED: to table the Certificate of Final Completion for Flooring Replacement at 27-29 Wales Street

The next item under New Business was the Change Order for Replacement of Fire Alarm System & CO2 detectors at Lee Terrace & Fitzsimmons Arms.

The Executive Director requested that the Board table the Change Order for Replacement of Fire Alarm System & CO2 detectors at Lee Terrace & Fitzsimmons Arms.

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

VOTED: to table the Change Order for Replacement of Fire Alarm System & CO2 detectors at Lee Terrace & Fitzsimmons Arms

The next item under New Business was the Fee Increase for Admin/COA Office Renovations.

The Executive Director recommended that the Board approve the Fee Increase for Admin/COA Office Renovations in the amount of \$130,000.

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

VOTED: to approve the Fee Increase for Admin/COA Office Renovations in the amount of \$130,000

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.

The Executive Director recommended that the Board approve a Change Order for DDC for the Accessible Unit Upgrade at John Shea not to exceed \$75,000.00.

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

VOTED: to approve the Change Order for DDC for the Accessible Unit Upgrade at John Shea not to exceed \$75,000.00

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

VOTED: to adjourn the meeting at 3:43 p.m.

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

Place of Next Meeting: 30 Olney Street
Taunton, MA