

*Acushnet Housing Authority
23 Main St – Presidential Terrace
Acushnet MA 02743*

*Regular Meeting
October 2, 2019*

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The meeting opened at 9:00 a.m. with Chairman Rene Racine presiding.

The following were present:

Mr. Racine
Mr. Mulvey (absent)
Mrs. Sousa
Mr. Gomes
Mr. Brown (absent)

Others Present: Michael Cioper, Lynn Berube, Julie Benedetto

Minutes:

The minutes of the August 21 regular meeting and August 29, 2019 special meeting were approved on a motion made by Mrs. Sousa and seconded by Mr. Gomes. The vote was unanimous.

Bills and Communication:

A motion was made to accept the August Warrant by Mrs. Sousa and seconded Mr. Gomes. The vote was unanimous.

Director's Report:

Lynn read aloud Mr. Mulvey's resignation letter. The resignation was approved by Mrs. Sousa and seconded by Mr. Gomes. The vote was unanimous.

RCAT Contract Renewal 7/1/19-6/30/2022:

Lynn asked the board for a vote to renew the RCAT 5 year contract. A motion was made by Mrs. Sousa and seconded by Mr. Gomes to renew. The vote was unanimous.

Amendment #5 to the Contract for Financial Assistance Work Plan 5001:

We received a grant for an Energy Savings Award.

Additional funding to the formula funding master CFA for fiscal year 2022-all developments-for the preservation and modernization of state-supported public housing and FY2020 Energy Savings Sustainability Initiative award as specified in the Contract for Capital Improvement Work Plan/Approved Budget (Exhibit 1) and Timetable for Completion of the Work (Exhibit 2). All such work shall be subject to the requirements set out in the Commonwealth Terms and Conditions in Attachment A. A motion was made by Mr. Gomes and seconded by Mrs. Sousa to accept the additional funding of \$164,398.00. The vote was unanimous.

Preventative Maintenance Plan

Lynn asked for a vote to table the Preventive Maintenance Policy until the next meeting. It is complete; however, the name of the policy needs to be changed. A motion was made by Mr. Gomes and seconded by Mrs. Sousa. The vote was unanimous.

Deferred Maintenance Plan

DHCD has a procedure for Work Order/s, which we follow. Lynn asked for a vote to accept that the Board is aware that we are following them and will continue to follow them. A motion was made by Mrs. Sousa and seconded by Mr. Gomes. The vote was unanimous.

Monthly activity

We have been busy preparing for the audit. There is a plan in the works with the Mattapoisett Town Administrator to put 12 units for Veterans in the Acushnet Public Library. If we get the funding, the money used would come from our CPA as well as Mattapoisett's CPA and there will be no charge to the taxpayers.

Construction Report:

Our 689 property is in need of a new shower on the 1st floor, new flooring in the kitchen and boiler room and a sliding door. Lynn is working to add this the capitalization plan

Vacancies:

As of today, there is one vacant apartment. A motion was made by Mrs. Sousa and seconded by Mr. Gomes to accept the Directors Report.

Maintenance Report:

Mike reported that in addition to normal maintenance, he completed our Annual Apartment Inspections. DHCD came and performed their Annual Inspection and there was only 1 finding. A motion was made by Mr. Gomes and seconded by Mrs. Sousa to accept the Maintenance Report. The vote was unanimous.

Next Meeting Time and Date:

The next regular meeting will be held November 20, 2019

Adjournment:

A motion was made to adjourn the meeting at 9:35 am on a motion made by Mr. Gomes and seconded by Mrs. Sousa. The vote was unanimous.

Recorded and prepared by: Julie Benedetto, Administrative Assistant

Lynn S. Berube,

Executive Director

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All Meetings can be viewed by going to the Town of Acushnet, www.acushnet.ma.us Go to public access Channel 18.