

*Acushnet Housing Authority
23 Main St – Presidential Terrace
Acushnet MA 02743
Regular Meeting
October 24, 2018*

The meeting opened at 9:02AM with Chairman Rene Racine presiding.

Roll call of Commissioners found the following present:

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

Others Present: Michael Cioper, Lynn Berube, Julie Benedetto, Chris Landry

The minutes of the September 19, 2018 meeting were approved on a motion made by Mr. Gomes and seconded by Mrs. Sousa.

Bills and Communication:

The September warrant was approved on a motion made by Mr. Mulvey and seconded by Mrs. Sousa.

Budget Review:

Chris Landry of Fenton Ewald handed out our Budget FY 2019 and explained it to the board.

Budget Meeting:

Chris Landry of Fenton Ewald and Assoc. PC presented the budget to the Board members for approval. Chris reported that DHCD gave a 4% increase in our cap.

Andrew Gomes moved that the proposed Operating Budget for State-Aided Housing of the Acushnet Housing Authority (ie. 400-1, 400-9, 400-A, 689 MRVP),), Program Number 689 for fiscal year ending 6/30/2019 showing total revenue of \$25,144 and total expenses of \$25,383 thereby requesting a subsidy of \$0.00 be submitted to the Department of Housing and Community Development for its review and approval. Lawrence Mulvey seconded the motion, which, upon roll-call, was passed by a vote of 4 to 0.

Lawrence Mulvey moved that the proposed Operating Budget for State-Aided Housing of the Acushnet Housing Authority (ie. 400-1, 400-9, 400-A, 689 MRVP), Program Number 400-1 for fiscal year ending 6/30/2019 showing total revenue of \$276,840 and total expenses of \$291,330 thereby requesting a subsidy of \$25,935 be submitted to the Department of Housing and Community Development for its review and approval. Isabel Sousa seconded the motion, which, upon roll-call, was passed by a vote of 4 to 0.

A motion was made by Mr. Mulvey and seconded by Mrs. Sousa to approve the budget. The vote was unanimous.

Report of the Director:

Electric Box

The lowest bidder for Electrical Box project was, Fellows Electric Systems. Lynn asked for approval to hire Fellows Electric. A motion was made by Mr. Mulvey and seconded by Mr. Gomes to the vote was unanimous. We will notify tenants to let them know that the electric will be shut off the day it is installed.

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CHAMPS

Lynn reported that the office staff converted our wait list book into the new CHAMPS system. Lynn asked the board for approval to pay the office staff to receive pay for CHAMP entry. A motion was made by Mr. Mulvey and seconded by Mrs. Sousa to pay. The vote was unanimous.

AUP Audit

Maintenance Equipment was little over, due to the fact that we purchased a floor sander. In the past we, had rented a sander each time we needed one. The hardware store was going out of business and we got a great price on the Sander. It will pay for itself in the long run. There was one small finding that was no fault of ours. A tenant put batteries in there co/2 detector and used a zip tie to hang it back up.

Write off of Old Rent:

Tenant A/R needed to be accurate. Lynn asked the board for approval to write off back rent charge of a former tenant. A motion was made by Mrs. Sousa and seconded by Mr. Gomes to the vote was unanimous.

Sidewalks

Lynn is proud to report that after 3 years the sidewalk project starts Friday. We notified the tenants that it will start in 2-3 weeks weather permitting.

Vacancies

We currently have one vacancy. We took the apartment offline. We are having walls specially treated due to smoke damage.

A motion was made by Mr. Mulvey and seconded by Mrs. Sousa to accept the Director's Report. The vote was unanimous.

Maintenance Report:

Mike reported that other than normal maintenance, he has 80%-90% of the work done that stemmed from the inspection. The auditors were pleased.

A motion was made by Mr. Mulvey and seconded by Mr. Gomes to accept the Maintenance Report. The vote was unanimous

Tenants Comments: None.

Next Meeting Time and Date: The next regular meeting will be held November 28, 2018.

Adjournment: A motion was made to adjourn the meeting at 9:46 by Mr. Mulvey and seconded by Mr. Gomes. The vote was unanimous.

Recorded and prepared by: Julie Benedetto, Administrative Assistant

Lynn S. Berube

Executive Director

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

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