

Millbury Housing Authority

Meeting Minutes

June 15, 2022

Meeting convened at 1:07pm

Members Present: Frances Gauthier, Sherry Forleo, Veronica Wood, Virginia Yasko

Members Absent: Lucy Chabot

Others Present: Peggy Cronkhite, Charlotte Gabree, Charles Hamilton, Ann Pierpont, Sandra Denaris, Jean Munoz, Karen Martin, Georgia Moir

- Motion by Sherry Forleo, seconded by Veronica Wood to accept the minutes of the May 18<sup>th</sup> meeting. Veronica Wood, yea...Virginia Yasko, yea...Sherry Forleo, yea...Frances Gauthier, yea. All in favor. Motion carried unanimously.
- Motion by Veronica Wood, seconded by Sherry Forleo to approve the Consolidated Voucher Report in the amount of \$117,135.27. Veronica Wood, yea...Virginia Yasko, yea...Sherry Forleo, yea...Frances Gauthier, yea. All in favor. Motion carried unanimously.
- Motion by Veronica Wood, seconded by Virginia Yasko to accept the MRVP Voucher Report in the amount of \$2,282. Veronica Wood, yea...Virginia Yask, yea... Sherry Forleo, yea...Frances Gauthier, yea. All in favor. Motion carried unanimously.

The Annual Plan was discussed. A comment was made; Address the items at the rear of the congregate building that were disposed of in earlier months. Furthermore, that there was trash around the sheds and requested that we remove these items as well. This was added to the Annual Plan. During the Annual Plan discussion, many tenants had questions regarding maintenance issues. Tenants were talking over each other, and with each other. Chair was using her gavel to quiet things down, but was mainly ignored by one

tenant in particular. It was very apparent that most of the tenants were not familiar with the Annual Plan, and thought the meeting was to air their problems and concerns.

Veronica Wood excused herself and left the meeting for approximately ten minutes. She stated that there was too much chaos and she had to get away for bit.

The Chair briefly explained the Open Meeting Law, and the use of an agenda. Charles Hamilton wanted to know if the Board members were certified in the Open Meeting Laws as required by state law. The Chair said that she would look into the law, and have an answer for him at the next meeting.

The Chair asked the Clerk to read the rules of conduct for public meetings. This brought up removing a Board member for lack of attendance at meetings. The Chair stated that removal of the Board member was not a state law, as Charles Hamilton stated at the May 18<sup>th</sup> meeting.

Virginia Yasko requested a larger bulletin board for the community room at Colonial Drive. She also requested that housing information be printed on colored paper so it will "catch the eye."

Georgia Moir stated that as public records request, she wants a copy of the ARPA request for funding of the monies for the windows at 667-3.

Georgia Moir requested that I read the Annual Plan to her because her eyesight wasn't good enough to read it online. She was talking over me so it wasn't clear if she knew that the Plan was also available in every community room and in the office lobby. I told her that it was approximately 75 pages and I was not going to read it at that time. She then demanded that I tell her what the next 2 projects were as listed on the plan. I told her, and also explained that plans sometimes change out of necessity.

Georgia Moir asked why 7 Waters Street was more important than the clean up behind the congregate. I told her money was important. Before she let me finish my sentence, she started shouting and twisting what I did say. Another tenant told her that is not what I said, and she quieted down. She then demanded that the 7 Waters Street project was to be done after the congregate building yard cleanup.

Carol Smith mentioned the volunteers from the Worcester Church of Christ offering to do work at some of the developments on June 26.



Charlotte Gabree stated that she hears the laundry room at Pearl Street being used in the middle of the night. A robocall will be made asking tenants to keep the laundry room locked after 8pm. She also stated that she went into the laundry room one morning and a woman was sleeping in a chair in the community room. She didn't know her. Carol Smith explained that Karen Ahlers was contacted regarding tenant's families using the laundry facilities, and there isn't anything that can be done about it.

Carol Smith stated that National Grid has requested permission to install a few ground transformers on our property, next to the building next door, because they need more electricity than what can be produced with what is presently there. The Chair was concerned with the transformers being hit during an electrical storm and possibly hitting the housing building. The clerk stated that she was assured by Carl Hartwick from National Grid that the danger of the housing building being hit was non-existent because it would go to ground. The Clerk inquired about rental for the property and Carl stated that he checked into it, and was told that the project was going to cost National Grid enough money and paying rent is not an option.

- Motion by Veronica Wood, seconded by Virginia Yasko to allow the project if National Grid will agree to a monthly rental or possibly an up-front payment for use of the land. Veronica Wood, yea...Virginia Yasko, yea...Sherry Forleo, yea...Frances Gauthier, yea. All in favor. Motion carried unanimously.

Carol Smith stated that she received a call from the DPW stating that the bus stop would be moved, although an actual date was not given.

Georgia Moir wanted items to be included in the agenda for the July meeting. The Chair asked her to put it in writing. Ms. Moir argued with the chair about protocol, but did put it in writing and handed it to the Clerk.

Carol Smith discussed the situations with both the old and the new elevator. She didn't receive one elevator maintenance bid for the older elevator that met any of the specifications required in the bid summary. She will work with DHCD to determine what should be done.

DA Sullivan is working with 3Phase to repair the new elevator as quickly as possible. It has been out of order for the past 2-3 months, and has needed repairs 3 or 4 times in the past 2 years.

Carol Smith stated that she requested information from DHCD regarding posting the vacancy for the Board of Selectmen appointed tenant Board member. She is waiting for a response.

The Chair stated that we were going into Executive Session. Charles Hamilton stated that the Board needed a reason to go into Executive Session and wanted to know the reason. The Chair told him it was reason #1.

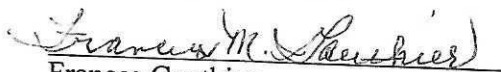
- Motion by Sherry Forleo, seconded by Virginia Yasko to enter Executive Session. Veronica Wood, yea... Virginia Yasko, yea... Sherry Forleo, yea... Frances Gauthier, yea. All in favor. Motion carried unanimously.
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Entered into Executive Session at 2:05pm.

- Motion by Veronica Wood, seconded by Sherry Forleo to close Executive Session. Veronica Wood, yea... Virginia Yasko, yea... Sherry Forleo, yea... Frances Gauthier, yea. All in favor. Motion carried unanimously.
- Motion by Veronica Wood, seconded by Virginia Yasko to adjourn. Veronica Wood, yea... Virginia Yasko, yea... Sherry Forleo, yea... Frances Gauthier, yea


Meeting adjourned at 2:25pm

Respectfully Submitted,

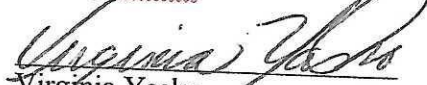
  
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Frances Gauthier

  
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Veronica Wood

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Lucy Chabot

  
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Carol A. Smith

  
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Sherry Forleo

  
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Virginia Yasko



Millbury Housing Authority

Minutes

July 27, 2022

Meeting convened at 10:10am

Present: Frances Gauthier, Veronica Wood, Virginia Yasko, Lucy Chabot

Absent: Sherry Forleo

Others Present: Georgia Moir, Ann Marie Michalides

Motion by Veronica Wood, seconded by Lucy Chabot to approve the 2022 budget revision. Veronica Wood, yes...Virginia Yasko, yes...Lucy Chabot, yes...Frances Gauthier, yes...All in favor. Motion carried unanimously

Motion by Veronica Wood, seconded by Lucy Chabot to approve a three (3) year contract renewal for the Executive Director effective 10/01/2022 ending on 09/30/2025 with five (5) weeks' vacation in addition to all other benefits stated in the personnel policy. Veronica Wood, yes...Virginia Yasko, no...Lucy Chabot, yes...Frances Gauthier, yes...Motion passed by majority vote

Motion by Veronica Wood, seconded by Lucy Chabot to approve the director's salary schedule. Veronica Wood, yes...Virginia Yasko, yes...Lucy Chabot, yes...Frances Gauthier, yes. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Virginia Yasko to approve the change order for Poulin Construction in the amount of \$1716.25. Veronica Wood, yes...Virginia Yasko, yes...Lucy Chabot, yes...Frances Gauthier, yes. All in favor. Motion carried unanimously

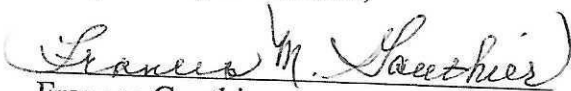
Georgia Moir requested to speak stating that she should have been on the agenda. She argued with the Chair when she wasn't allowed to speak. The Chair stated that this was a very quick meeting for 3 items in particular, and there wasn't time for items that were not on the agenda. Georgia Moir continued to argue, and demanded that her comments, and what she wanted to speak on, be included in the minutes. The Clerk refused stating that she didn't have permission from the Chair to speak. Georgia Moir left the meeting.


Motion by Veronica Wood, seconded by Lucy Chabot to approve Governor Baker's Chapter 107 of the Acts of 2022 relative to extending remote public meetings to 3/31/2023. Veronica Wood, yes...Virginia Yasko, yes...Lucy Chabot, yes...Frances Gauthier, yes. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Virginia Yasko to adjourn. Veronica Wood, yes...Virginia Yasko, yes...Lucy Chabot, yes...Frances Gauthier, yes. All in favor. Motion carried unanimously.


Meeting Adjourned at 10:30am

Respectfully Submitted,


  
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Frances Gauthier

  
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Veronica Wood

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Lucy Chabot

  
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Carol A. Smith

  
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Sherry Forleo

  
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Virginia Yasko