

Millbury Housing Authority

Minutes

May 17, 2023

Meeting convened at 1:00pm

All present

- Motion by Veronica Wood, seconded by Sherry Forleo to accept the minutes of the March meeting. All in favor. Motion carried unanimously.

Carol stated at this time that there was not a meeting held in April due to lack of a quorum.

- Motion by Veronica Wood, seconded by Sherry Forleo to accept the March Consolidated Voucher Report in the amount of \$116,318.31. All in favor. Motion carried unanimously.
- Motion by Sherry Forleo, seconded by Lucy Chabot to accept the March MRVP Voucher Report in the amount of \$2,745.00. All in favor. Motion carried unanimously.
- Motion by Veronica Wood, seconded by Sherry Forleo to accept the April Consolidated Voucher Report in the amount of \$124,901.29. All in favor. Motion carried unanimously.
- Motion by Veronica Wood, seconded by Sherry Forleo to accept the April MRVP Voucher Report in the amount of \$2,745.00. All in favor. Motion carried unanimously.

Old Business

Discussion: regarding allowing a \$.25 increase for both the washers and dryers in all developments. This was tabled from the March meeting. Carol was asked who requested the increase. It was mentioned by a Board member that the company that we use is very expedient with all calls regarding inoperable equipment. This same Board member also reminded the Board that the seniors were on a fixed income, most didn't work, or have a husband to help with expenses. The discussion also included the years since there has been an increase.

- Motion by Sherry Forleo, seconded by Veronica Wood to increase the charge for the washers and dryers an additional \$.25 per load. All in favor. Motion carried unanimously.
- Motion by Veronica Wood, seconded by Sherry Forleo to approve the Certificate of Final Completion for DA Sullivan in the amount of \$56,827.96. All in favor. Motion carried unanimously.
- Motion by Veronica Wood, seconded by Virginia Yasko to accept the bid of \$35,777.00 from Damazio Builders to replace the mansard roofs at Colonial Drive. All in favor. Motion carried unanimously.

Discussion: regarding continuing with closed meetings. One concern was whether it is mandatory because the Governor extended the original order. Carol didn't know for sure, but thought that it was not mandatory because other municipalities were conducting either fully open meetings or partial open meetings. One Board member felt that the order was extended for a reason, and another Board member felt that there are other virus' out there that resemble covid. Another member felt that not everyone had access to a computer or smart phone to attend the meetings virtually. Carol is always available to answer questions regarding the meetings, and the minutes are made public as required. There is also information that is contained in every newsletter.

- Motion by Veronica Wood, seconded by Lucy Chabot to continue with virtual meetings. 3 in favor, 1 against. Motion carried.
- Motion by Veronica Wood, seconded by Sherry Forleo to continue to allow the present authorized Board members to sign the Contractor Authorized Signatory listing. All in favor. Motion carried unanimously.

Discussion: regarding Ethics and the acceptance of gifts from tenants. Carol read the email from Karen Ahlers, housing attorney, that included the law along with her comments. Hopefully, this is understood and will be put to rest. The director assured one Board member that she doesn't make rules just to cause aggravation to tenants and staff. She has a reason for everything she does. Any tenant or staff can ask for further explanation on anything and they will receive it. She also made it clear that her hands are tied, and she has no control over complaints and what can legally be done to eliminate the problem.

The information regarding Wage Match was discussed.

- Motion by Veronica Wood, seconded by Virginia Yasko verifying that the Board members read the information and fully understood it. All in favor. Motion carried unanimously.

Lucy Chabot had to leave the meeting at 2:08.

Motion by Veronica Wood, seconded by Sherry Forleo to set policy against the use of any sporting or gaming equipment, or sports or games being played, where a projectile of any kind is used. This policy covers all of the Millbury Housing Authority properties. All in favor. Motion carried unanimously.

- Motion by Veronica Wood, seconded by Sherry Forleo to adjourn.

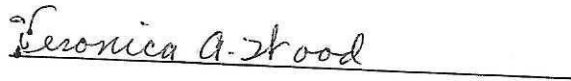
Meeting adjourned at 2:15pm

Next meeting scheduled June 21, 2023

Respectfully submitted,



Frances Gauthier



Veronica Wood

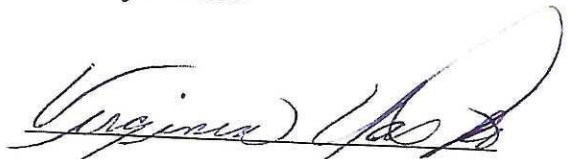
Lucy Chabot



Carol A. Smith



Sherry Forleo



Virginia Yasko