

Hopedale Housing Authority
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Hopedale Housing Authority
MINUTES – February 9, 2023
116 Hopedale Street, Community Room

The Regular Monthly Board meeting was held on February 9, 2023 at 4 P.M. in the Rec. Hall.
Present: Jason MacDonald, Michael Colainni, Amy Burns, David Guglielmi, Karlene Alger
Absent: none
Others: Katherine E. Consigli

The Meeting Minutes from January 12, 2023 were approved by board vote, Motion made by A. Burns, seconded by, K. Alger, all in favor. Monthly disbursement of bills paid after January 12, 2023 to February 9th. Motion made by A. Burns to approve payment of bills, seconded by D Guglielmi. All voted in favor

Motion made by A. Burns, seconded by K. Alger to approve the fee accountant reports for the Balance Statement for December, Quarterly report ending 12/31/2022, Modernization report ending 12/31/2022. All voted in favor

Public Comments: None

Vacancy/wait list was discussed, we have 3 vacant units. Director requested a waiver from DHCD for unit 118-1 until the roof can be repaired.

New Business:

Roof issues in building 118, tenant was offered a second-floor unit and accepted it, he was moved in by Feb. 7th. Roofer will be coming to cover the whole roof. RCAT has added the roof replacement in our capital plan, this will be address in the Spring.

Fire alarm testing was done on January 17-19 they came back to replace 2 panels in the hallways of building 104 and 120, on February 9th. They will be back to replace 54 heat detectors in Dennett units. that are faulty on February 16th. All Dennett tenants have been notified

Saturday Feb 4 it was freezing cold we had heat pumps that froze, JMG came but the sun defrosted them, he did spray them, building 114 we had one tenant who had no heat but the heat was working just couldn't keep up with the demand.

The painter, painted the hallways in building 98, 100 front and backs he is working in building 102, should be done on Friday the 10th. Still has building 104 and 106 to complete.

Still trying to fill the maintenance position.

Plumber will be on site Feb. 13 to replace another mixing valve, water will be off for at least an hour tenants have been notified.

Will be going out to bid on Feb. 23 for the ramp project on the community room second egress door.

On Monday, Feb. 7th met with Randy Johnson architect for the Griffin hallway flooring replacement.

Ben Czarnecki engineer from Norian/Siani is still trying to reach David Byors to finish out the boiler replacement project still have some issue with a check valve associated with the main circulating pumps. I am working with Group Insurance Commission to remove Brian Curley, still have had no communication with him.

Motion made by A. Burns, seconded by K. Alger to approve the Directors carry over of vacation time, for a total of 89 days over her 50 days allowed. All voted in favor

Next meeting will be March 9, 2023 at 4 P.M.

Motion made by A. Burns and seconded by K. Alger to adjourn
Meeting adjourned at 4:58 P.M.

Respectfully submitting

Approved

Katherine E. Consigli
Executive Director