

Hopedale Housing Authority
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Hopedale Housing Authority
MINUTES – July 13, 2023
116 Hopedale Street, Community Room

The Regular Monthly Board meeting was held on July 13, 2023 at 4 p.m. in the Rec. Hall.

Present: Jason MacDonald, Michael Colaianni, David Guglielmi, Karlene Alger

Absent: Amy Burns

Others: Katherine E. Consigli

The Meeting Minutes from June 8, 2023 were approved by board vote, Motion made by M. Colaianni, seconded by, K. Alger, all in favor. Monthly disbursement of bills paid after June 8 to July 13, 2023. Motion made by K. Alger to approve payment of bills, seconded by M. Colaianni. All voted in favor. Motion made by M. Colaianni, seconded by K. Alger, to approve the fee accountant report, Balance Statement for May. All voted in favor.

Public Comments: None

Vacancy/wait list was discussed, we have 2 vacant units.

New Business:

Director met with Phaldie, RCAT, Gwen the architect and KG Construction, regarding the ramp, the contractor will be removing sections to make it ADA compliant. I told him the hours of work are 7 AM to 7 PM. All the dry well are completed and look good and are working with all the rain we have had.

The grass areas will be raked and reseeded again because it keeps getting washed away with all the rain. On June 22, I met with Randy Johnson, architect for the Griffin hallway floor replacement and picked out the color, the tiles will be raised rubber tiles, with a solid trim.

Water will be turned off on Thursday July 27th for Dennett tenants so the plumber can repair a shut-off valve in the shower of a unit, all tenants will be notified.

Board voted on certificate of substantial completion for Byors and Sons Mechanical LLC, David Byors did come back and replaced a faulty valve that was making the swishing noise. Motion by M. Colaianni, seconded by K. Alger to approve the certificate of substantial completion. All voted in favor.

Motion by K. Alger, seconded by M. Colaianni to approve application and certificate for payment in the amount of \$274,550.00, to Byors and Sons Mechanical LLC. All voted in favor.

EOHLC had approved and deposited this amount in our checking account in April, a retainage of \$14,450.00 is still pending completion.

Building 118 roof was tested for asbestos, none found waiting to be replaced this is an RCAT project. Tenant is requesting a third moved, he called Boston, filled out a transfer form will be put on a list for another first floor unit, he was told others are ahead of him.

Having issues with Dennett a/c units, JMG Refrigeration has been on site some easy fixes some not. Still looking to fill the maintenance position.

August 24, Dennett units will be inspected, tenants will be notified.

Annual plan was submitted.

Director hired Katherine Wright from Hopedale to replace Debra who left June 29, 2023. Katherine will be working Monday, Wednesday, Thursday and Friday for a total of 15 hours per week.

Director will be on vacation week of July 24th.

Next meeting will be August 10, 2023 at 4 p.m.

Motion made by M. Colaianni and seconded by K. Alger to adjourn.
Meeting adjourned at 4:47 p.m.

Respectfully submitted,

Katherine E. Consigli
Executive Director