

Hopedale Housing Authority
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Hopedale Housing Authority
MINUTES -October 12, 2023
Community Room, 116 Hopedale Street

The Regular Monthly Board Meeting was held on October 12, 2023 at 4 P.M. in the Community Room.

Present: Jason MacDonald, Amy Burns Michael Colaianni

Absent: David Guglielmi, Karlene Alger

Others: Katherine E. Consigli, Executive Director

Motion by A. Burns, seconded by M. Colaianni, to approve the minutes of August 10, 2023. All in favor. No September meeting.

Motion by A. Burns, seconded by M. Colaianni, to approve the monthly disbursement of bills paid after August 10th to October 12, 2023. All voted in favor.

Motion by M. Colaianni, seconded by A. Burns, to approve the fee accountant reports: balance statements for July and August, 2023.

All voted in favor

New Business:

Vacancy list was discussed. We have 6 units available, 3 have been offered.

Motion made by M. Colaianni, seconded by A. Burns, to accept the bid proposal for the Griffin Roof at Building 118, in the amount of \$34,800.00 to VOM Construction Inc.; 8 bids were received. RJ Farah Engineering, verified references. All voted in favor of awarding the bid to VOM Construction Inc. Members received the list of bidders.

Project #138045 for the Griffin hallways flooring, a site visit is on October 19th and bid opening will be October 31, 2023.

The boiler replacement for Griffin is still waiting for the sensor to be installed to complete this project. Ben Czarnecki, from Norian/Siani Engineering, has been in touch about any problems we have had. I told him last winter we had 1 circulator replaced, we found 1 had been disconnected and in Building 114 the air in the pipes was never purged; our plumber took care of these issues.

We had to fix 2 roof leaks in building 104 and 106, both were repaired; they were easy fixes.

Bees have been a huge problem this year. We have had Milford Exterminating removing nests on the outside of the buildings. 2 units had the bees coming through the ceiling.

Bathroom sink pipe burst, had to call Maria's Cleaning Company to sanitize the unit, maintenance cleaned the water and removed tenant rug.

Tenant passed away and his girlfriend took what she wanted and left the rest for the Housing Authority to remove; I called Affordable Junk to remove the rest.

Unit inspections were completed, not many issues this year, work orders were completed.

Members all received the information from EOHLC regarding mandatory board members training.

Ramp project is completed, waiting for final closeout and payment.

The Director continued to work from home while out on sick leave. I came in the office on September 4, 23, 24. Board member Michael Colaianni came to my house to sign checks each week.

DHCD allows employees who do not take health insurance a \$1000.00 incentive. Motion by M. Colaianni, seconded by A. Burns to allow the Director and one maintenance employee to receive the insurance incentive, all in favor.

Next Meeting will be November 9, 2023 at 4 P.M.

Motion made by M. Colaianni, seconded by A. Burns to adjourn.
Meeting adjourned at 4:41 P.M.

Respectfully submitted,

Katherine E. Consigli
Executive Director