

May 14, 2019

Mayfair Gardens Community Room

Attending: Chairman Josh Howroyd  
Timothy Becker  
Lisa O'Neill  
Joseph D'Ascoli, Executive Director  
Absent Judith Taylor – Tenant Commissioner  
Paul Rubin – Vice Chairman

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:36 pm

Chairman Howroyd called for a suspension of the rules in order to take Item under Executive Report C6 – Jason Geel – Auditor Maletta and Company. Ms. O'Neill so moved, Mr. Becker seconded. Motion passed 3-0.

Mr. Geel reviewed for the BOC the Audit report. This was a really good year for MHA.

II. Adoption of Minutes – Meeting of April 17, 2019

Chairman Howroyd called for a motion to approve the minutes of April 17, 2019. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 3-0.

III. Correspondence – None

IV. Accounts Payable – April 2019 Payment Summary & Detail Report

Mr. Becker asked about the expense for tree service. Mr. D'Ascoli explained some of the trees surrounding our properties are in need of pruning and in some cases need to be removed. The objective is to be proactive for the safety of residents and employees. MHA does have some funds and plans are to plant smaller, flowering trees around the properties.

Mr. D'Ascoli also reported a \$33k Capital Funds expense to replace a roof that was caving in.

V. Executive Director's Report

A. Financial Statements – April 2019

Mr. D'Ascoli shared we are in good shape.

B. Vacancy Report – April 2019

We are in good shape.

C. General information

1. Modernization Report

Mr. D'Ascoli noted we will be sending out RFP's for replacement of several roofs, driveways at some of the scattered sights and replacement windows.

2. NERC-NAHRO Conference June 23 – 26, 2019

Mr. D'Ascoli requested if anyone is interested in attending this conference to let him know and he will get them registered. He suggested commissioners make their own hotel reservations early to take advantage of the early bird rates.

3. 2019 NAHRO Summer Conference July 11 – 13, 2019  
Mr. D'Ascoli
4. Capital Needs Assessment (CNSA) Update  
Mr. D'Ascoli summarized the EMG draft and noted that he does not know how they came up with the very high numbers. He will keep the board posted.
5. Westhill Congregate Revitalization Update  
This project is going very well and the last eight units are being renovated. Completion date is August 16. If the construction company goes over this date they will pay a fine.
6. Jason Geel – Auditor Maletta and Co. – See above

VI. Chairman's Report - None

VII. Old Business - None

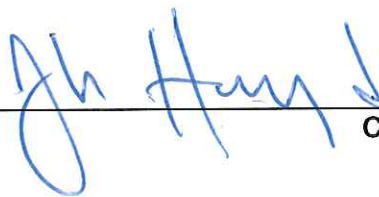
VIII. New Business – Resolution 2019-5 – FY 2019 Income Limits  
Chairman Howroyd called for a motion to pass resolution 2019-5 – FY 2019 Income Limits. Mr. D'Ascoli explained this is for the Federal and Public Housing projects. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 3-0.

IX. Items for Future Agenda  
Chairman Howroyd requested any items for the agenda to be forwarded to him or Mr. D'Ascoli.

X. Executive Session – None

XI. Adjournment

Chairman Howroyd called for a motion to adjourn. Ms. O'Neil so moved; Mr. Becker seconded. Motion passed 3-0 and the meeting was adjourned at 8:02 pm.



CHAIRMAN

6/19/2019



ATTEST:

6/19/19