

January 17, 2024

Westhill Garden Community Room

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

- I. Meeting Called to Order  
Chairman Howroyd called the meeting to order at 6:33 pm.
- II. Adoption of Minutes  
Chairman Howroyd called for a motion to approve the minutes of the December 19, 2023, meeting. Ms. O'Neill so moved; Ms. Remillard seconded. Motion passed 5-0.
- III. Special Guest – Kelechi Chukwunenye, Client Services Manager Siemens to review 5<sup>th</sup> Year Annual report  
Mr. D'Ascoli introduced Mr. Chukwunenye who is our new Services manager with Siemens. Mr. Chukwunenye reviewed the existing contract that covers from July 2022 to June 2023 with MHA. This report reviews the utility savings that Siemens guarantees covering 20 years of MHA's utilities. The utilities are broken down by each of the properties. Overall, MHA shows savings of \$28,437 and an overall reduction in greenhouse gases by 6%.
- IV. Correspondence – Siemens Report shown above.
- V. Accounts Payable - Payment Summary & Detail Report  
Mr. D'Ascoli reported MHA is in very good shape. In response to a question from Mr. Becker, Mr. D'Ascoli explained the expenses shown at Spencer Village was for a holiday gathering for the residents. Chairman Howroyd added that Cox Communications has a Cox Fund account with MHA and that money was used for the resident's holiday party at all properties.
- VI. Executive Report
  - A. Financial Statements –  
Mr. D'Ascoli shared MHA finances are looking good. AMP I shows a gain of \$243K; AMP II a gain of \$218k, Congregate shows a gain of \$5m and the COCC a gain of \$32k. Section 8 shows a gain in administrative of \$9,700 (something is \$4,000 but not sure what it is). The John D'Amelia programs has a decrease of \$2,200. Overall, this is a solid start for the first three months.
  - B. Vacancy Reports  
Mr. D'Ascoli reported we are in good shape. Property Managers Martha Bertrand and Stephen Itsou are doing an excellent job following up with residents who have fallen behind in their rental payments. Some of these rental payments are behind because of the residents Conservators not paying on time.
    1. General Information - Circle of Friends Newsletter January 2024 Edition

Mr. D'Ascoli complimented Shannon McKay with the work she puts into the quarterly newsletter and keeping residents informed of the goings on in MHA.

2. NERC NAHRO Conference - February 5-7, 2024

Mr. D'Ascoli reminder board members of this upcoming event and if they are interested in attending to let him know so he can get a reservation made.

3. Update – Eversource Lawsuit

Mr. D'Ascoli explained he and Attorney Wrona responded back to Eversource by December 26, 2023, He noted that Eversource did not answer the questions asked nor provide any back up documentation as to who is responsible for the utility poles and transformers.

4. Any Other information

Mr. D'Ascoli shared he has hired a new Maintenance Foreman, and he started January 8<sup>th</sup>. Mr. Becker shared that he attended the PHADA Conference, and it was very informative. Mr. D'Ascoli added there are many changes from HUD regarding rent calculations for Public Housing and Section 8. He will be sending staff for training on these new procedures. Mr. D'Ascoli went on to say that some of these changes also affects those individuals on the waiting list. HUD has not been in their offices for three years so there is little support if we have questions or need assistance.

VII. Chairman's Report

Chairman Howroyd shared that he has not been able to finalize the Executive Directors contract due to time constraints. He will follow up with the ED to get this completed.

VIII. Old Business - None

IX. New Business - None

X. Items for Future Agenda

Chairman Howroyd asked board members to submit any items to him or Mr. D'Ascoli.

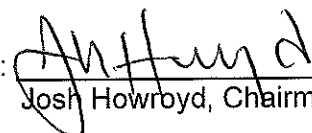
XI. Executive Session - None

XII. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 5-0 to adjourn at 7:29 pm.

Respectively Submitted,

  
Joseph D'Ascoli, Recording Secretary

Attest:  2/21/2024  
Josh Howroyd, Chairman