

July 17, 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

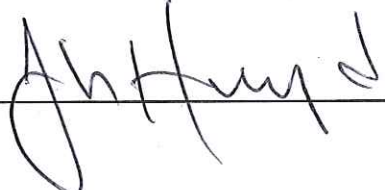
- I. Meeting Called to Order
Chairman Howroyd called the meeting to order at 6:35 pm.
- II. Adoption of Minutes – Meeting of June 19, 2019
Chairman Howroyd called for a motion to approve the minutes of June 19, 2019. Ms. O'Neill so moved; Mr. Becker seconded. Motion passed 3-0.
- III. Correspondence – None
- IV. Accounts Payable – June 2019 Payment Summary & Detail Report
Mr. D'Ascoli reported financially things are looking good.
- V. Executive Director's Report
 - A. Financial Statements – June 2019
Mr. D'Ascoli reviewed the comments from Mr. Counihan. AMP II is showing improvement. There are two units where the tenants are to be evicted. The other unit, the attorney working on the case retired, our attorney, Mr. Wrona is working on getting the name of the attorney taking the case so that we can proceed.
 - B. Vacancy Report – June 2019
Maintenance and the property managers are doing an excellent job getting vacant units rented.
 - C. General information
 1. Modernization Report
Mr. D'Ascoli reported MHA has been replacing numerous roofs at properties at Westhill Gardens and various scattered sites and we are using Capital Funds for them. HA still has not received any responses to the RFP for repaving a couple of scattered sites driveways due to the extensive HUD paperwork and regulations the contractor faces. We are hoping once the RAD paperwork is completed, there won't be the holdback.
 2. Update to the Revitalization of Westhill Gardens - Congregate
Mr. D'Ascoli shared the completing date for the Congregate project has been extended to September 30. The extension was granted due to changes that have been required by the Town Health Department and the Fire Department. The construction of the piers has to be modified due to the inability of the fire trucks being able to make the turn in the driveway. Ms. O'Neill asked about the remaining 7 units and Mr. D'Ascoli explained the units will be completed by July 31 and once they are signed off tenants will be able to move in by August 15.
 3. Update to RAD

Mr. D'Ascoli shared things are going well with the RAD process. MHA has and EPC loan and he will check to see if there are any penalties involved with paying it off early with RAD funds.


- 4. PHADA 20129 Legislative Conference
Mr. D'Ascoli stated he will not be attending this conference due to him just returning from vacation..
- 5. CONN NAHRO Annual Conference
Mr. D'Ascoli requested if anyone is interested in attending to let him know this week and he will get them registered. If anyone wants hotel reservations, they need to be done early by each individual.
- 6. JI - MHA awarded CDBG Funding for Accessibility Modifications
Mr. D'Ascoli noted MHA has been granted \$48,900 in funds to be used

Mr. D'Ascoli shared a couple of items. He will be leaving for vacation to Italy and asked permission of the Board to get an upgrade on his company phone to be able to accept calls in Italy. He also reminded the Board of tickets available for the Yard Goats game on Friday, July 26, just let him know. He was informed by our trash company, USA Hauling, that the tipping fees have increased by 17% so we have sent out and RFP for this service.

- VI. Chairman's Report
Chairman Howroyd commented the conference he recently tended was very informative.
- VII. Old Business - None
- VIII. New Business - None
- 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
Ms. O'Neill moved to adjourn the meeting at 7:25 pm; Mr. Becker seconded. Motion passed 3-0.



CHAIRMAN



ATTEST:

9/18/2019

9/18/19