

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting September 19, at 2:30 pm
Oxford Terrace - Computer Room, 2nd Floor, 275 Main St. Fhvn
***REMOTE - **ZOOM LINK** ***

<https://us06web.zoom.us/j/84103093009?pwd=P1w66d48eunWCqi2GYBiJcd0WRUYBL.1>

Meeting ID: 841 0309 3009 **Passcode:** 888485

One tap mobile

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AGENDA

1. Call to Order
2. Attendance–Roll Call: Chair C. Alfonso, J. Simmons, R. Manzone, G. Souza, T. Francis
3. In person and zoom attendees
4. Acceptance of the Minutes - Regular Meeting August 15, 2024 -Board vote Enclosure #1
5. Warrant & Operating Reports
 - Bills 08/16/2024 – 09/13/2024 Board vote Enclosure #2
 - Bills 09/14/2024 – 09/19/2024 Board vote @Meeting
 - August Tenant Aging Board vote Enclosure #3
 - August Breakdown of Vacancy Numbers & Timing –Board vote Enclosure #4
 - August Utility Usage and Expense Board vote @Meeting
 - Mod Phase update – September 19, 2024 Board vote @Meeting
6. Fenton and Ewald
 - A. July Financials Board vote Enclosure #5
7. New Business
 - A. Annual Plan FY 2025 Fairhaven Housing Authority Board vote to accept @Meeting
 - B. Review On Call Maintenance Policy Enclosure #6
8. Old Business
 - A. Security
 - B. Pest Control
 - C. Smoking
 - D. Oxford Land 2.2 acres- I have a response from MHP (Mass Housing Partnership) representative Carsten Snow-Eikelberg called and sent over by email the due diligence memo that was Proposed for our project and will follow up with a phone call. Then I received an email from Laura Shufelt who will connect for the next steps in this project as she was the original Project Manager and familiar with the site. Enclosure #7
 - E. Capital Improvement Updates:
 - Mod PHASE 667-3 #094069 – Had a meeting on 9/5 with contractor and designer to discuss backsplash and counter tops. The countertops were a change order from the previous director. The lifting on the seam is minor as of today but over time may be more severe due to the seams. The contractor will get pricing for new countertops. The backsplashes in wing A and B due to electrician are cracking and bubbling. The repair the contractor made is not staying cracks came back. The housing has suggested corrective tiling for that area. The cost of tiles and labor will be withheld from the CSC. Will review all units in March with 9 month visit.
 - Brick Repointing 667-4 #094088 – Going out to bid.
 - Master Meter Designation 667-1 #094089 – The references were good, and we need a vote to accept the low bidder. Board vote Enclosure #8
 - Oxford Terrace Fire Alarm Upgrade 667-3 #094091 – RCAT out for a designer.
 - Roof Project @ 100 McGann 667-2- #094092- Roof is complete but needs final inspection. Rock beds to be completed in September. Change order #2 to be submitted to add gutters onto the building above porches to rectify the rainwater on the porches.

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Bathroom Exhaust Fans 667-5 #094093 – Design has come back and the cost is above the estimated \$100K and is no longer an RCAT project. I am awaiting word from EOHLC.

Window Replacement 667-5 #094094 – Lean will not do windows, only projects with single pain windows are being accepted, although I did ask for reconsideration. I would like a board vote to submit a HILAPP application for additional funds towards this project.

Board vote

Hardwire smokes and Co's@Green Meadows II 667-2 #094095 – Under design

9. Tabled Items:
10. Communications/Correspondence
11. Director's Report
12. Questions or Concerns of Commissioners
13. Future Agenda Items
14. Adjourn

Janet E. Falone, E.D.