

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting March 20, 2025 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

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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 February 20, 2025 - Board vote Enclosure #1
5. Warrant & Operating Reports
 - Bills 02/21/2025 – 03/14/2025 Board vote Enclosure #2@Meeting
 - Bills 03/15/2025 – 03/20/2025 Board vote @Meeting
 - February Tenant Aging Board vote Enclosure #3
 - February Breakdown of Vacancy Numbers & Timing – Board vote Enclosure #4
 - February Utility Usage and Expense Board vote @Meeting
6. Fenton and Ewald
 - A. January Financials Board vote Enclosure #5
 - B. Contract for Accounting Services Board vote Enclosure #6
7. Old Business
 - A. Bus stop relocation and crosswalk – No updates until June
 - B. Smoking
 - C. Security – On going
 - D. Pest Control – On going
 - E. CPC - update
 - F. Oxford Land 2.2 acres- Laura Shufelt (MHP) – New email Laura to attend April board meeting to discuss findings.
8. New Business
 - A. Amendment #16 to the Contract for Financial Assistance (CFA) in the amount of \$2,945,393.26.
This contract will extend the terms from June 30, 2026 thru June 30, 2028.
Board vote Enclosure #7
9. Capital Improvement Updates:
 - Mod PHASE 667-3 #094069 – Will review all units in March with 9 month visit, March 28th.
 - Brick Repointing 667-4 #094088 – Bids in 2/26/25, Designer making contact with low bidder and checking references.
 - Oxford Terrace Fire Alarm Upgrade 667-3 #094091 – RCAT designer assigned John Murphy.
Design has not been submitted to cap hub. Past due.

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Master Meter Designation 667-1 #094089 – Notice to Proceed was issued 10/16/24. Motion to accept Change Order Request #1 from Fall River Electrical Associates, a credit of \$3,380.00 for switching from 100K aic to 65K aic and a charge of \$7,985.10 to inspect approximately 1100' of existing conduit for a total change order of \$4,671.41. **Board vote** **Enclosure #8**

Bathroom Exhaust Fans 667-5 #094093 – EOHLC project. NO UPDATE

Window Replacement 667-5 #094094 – Lean has submitted the request to Eversource to replace the windows and to install air source heat pumps. November email requesting update, December email requesting update (reply will get back to me before the end of the year). March 5th, update is still pending.

Hardwire smokes and Co's@Green Meadows II 667-2 #094095 – The designer John Murphy has been on site November 12, 2024 to review. Design has not been submitted to cap hub. Past due.

Keyless door entry installation Oxford Terrace 667-3 #094097. – Accept and place on file Executed Design Contract for Rogue Engineering and Design.

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

Janet E. Falone, E.D.