

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting July 17, 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 June 18, 2025 - Board vote** **Enclosure #1**
5. **Warrant & Operating Reports**

Bills 06/19/2025 – 07/11/2025	Board vote	Enclosure #2
Bills 07/12/2025 – 07/18/2025	Board vote	@Meeting
June Tenant Aging	Board vote	Enclosure #3
June Breakdown of Vacancy Numbers & Timing	Board vote	Enclosure #4
June Utility Usage and Expense	Board vote	@Meeting
June Cash Summary 04/01/25 – 06/30/2025	Board vote	Enclosure #5
June Solar Income		Enclosure #6
6. **Fenton and Ewald**

June Financials	Board vote	Enclosure #7
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7. **Old Business**
 - A. Oxford Land 2.2 acres- Laura Shufelt (MHP) – Review Items documents and discuss August meeting.
 - B. Bus stop relocation and crosswalk -- expect update in July
 - C. Smoking
 - D. Security – On going
 - E. Pest Control – On going
 - F. CPC - update
8. **New Business - None**
9. **Capital Improvement Updates:**

Mod PHASE 667-3 #094069 – The General Contractor to come back with designer and EOHLC for 9 month re-visit.

Brick Repointing 667-4 #094088 – Contractor started on Monday, June 9th. Approve change order for a no cost time extension until July 21, 2025. **Board vote** **Enclosure #8**

Master Meter Designation 667-1 #094089 – Notice to Proceed was issued 10/16/24. Fall River Electrical came onsite to view existing infrastructure. Need a meeting with Eversource to update.

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Oxford Terrace Fire Alarm Upgrade 667-3 #094091 – RCAT designer assigned John Murphy. Design has not been submitted to cap hub. Past due Sent an email to Project Manager asking where we are on this project.

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. March 5th, update is still pending. NO UPDATE Sent an email out to find any status.

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. Sent an email to Project Manager asking where we are on this project.

Window Replacement 667-3 Oxford #094096 – Window replacement Oxford Terrace. Submitted for approval by Designer David Cann, Execute the Design Contract. **Board vote Enclosure #9**

Keyless door entry installation Oxford Terrace 667-3 #094097. – Design has been submitted to EOHLC.

10. Tabled Items:
11. Items/Documents/Forms not anticipated: RFP similar to Oxford Land for Review @meeting
12. Director's Report
13. Questions or Concerns of Commissioners
14. Future Agenda Items
15. Adjourn

Janet E. Falone, E.D.