

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting October 16, 2025, at 2:30 pm
Oxford Terrace – Board Room, 2nd Floor, 275 Main St. Fhvn

***REMOTE - ZOOM LINK ***

<https://us06web.zoom.us/j/84103093009?pwd=P1w66d48eunWCqi2GYBiJed0WRUYBL.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 September 18, 2025 - Board vote** Enclosure #1
5. **Warrant & Operating Reports**

Bills 09/19/2025 – 10/10/2025	Board vote	Enclosure #2
Bills 10/11/2025 – 10/16/2025	Board vote	@Meeting
September Tenant Aging	Board vote	Enclosure #3
September Breakdown of Vacancy Numbers & Timing –	Board vote	Enclosure #4
September Utility Usage and Expense	Board vote	Enclosure #5 and @ Meeting
Cash Summary	Board vote	Enclosure #6
Solar	Board vote	Enclosure #7
6. **Fenton and Ewald**

September Financials	Board vote	Enclosure #8
Quarterly Reports	Board vote	Enclosure #9
7. **Old Business**
 - A. Oxford Land 2.2 acres- Laura Shufelt (MHP) – Review
 - B. Bus stop relocation and crosswalk – No updates
 - C. Smoking – Updates
 - D. Security – On going
 - E. Pest Control – On going
 - F. CPC – Submitted
8. **New Business – None**
9. **Capital Improvement Updates:**

Mod PHASE 667-3 #094069 – Complete

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Brick Repointing 667-4 #094088 – Contractor started on Monday, June 9th.
Approve Certificate of Substantial Completion **Board vote** **Enclosure #10**
Approve Certificate of Final Completion and final payment of \$3,290.91
Board vote. **Enclosure #11**

Master Meter Designation 667-1 #094089 – Notice to Proceed was issued 10/16/24. Work started onsite 10/1/2025 on the outside of the buildings. Fall River to submit costs of the change. No change order submitted at this time.

Oxford Terrace Fire Alarm Upgrade 667-3 #094091 – RCAT designer assigned John Murphy. Design has been submitted. The construction budget was \$82,856.58 and the estimated cost for the project is \$204,743.00, this exceeds the allocated budget by \$121,887.00. EOHLC approved additional monies. **Enclosure #12**

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**

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.**

Window Replacement 667-3 Oxford #094096 – Window replacement Oxford Terrace.

Keyless door entry installation Oxford Terrace 667-3 #094097. – Rogue engineering & Design has made a recommendation for the lowest bidder. Please approve Setronics, Corporation in the amount of \$180,637.00. **Board vote** **Enclosure #13**

10. Tabled Items:
11. Items/Documents/Forms not anticipated: Updated policy handouts @ meeting
12. Director's Report
13. Questions or Concerns of Commissioners
14. Future Agenda Items
15. Adjourn

Janet E. Falone, E.D.