

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting March 19, 2026 at 2:30 pm
Oxford Terrace - Computer Room, 2nd Floor, 275 Main St. Fhvn

AGENDA

1. **Call to Order**
2. **Attendance–Roll Call: Chair C. Alfonso, J. Simmons, R. Manzone, G. Souza, T. Francis**
3. **In person attendees**
4. **Acceptance of the Minutes - Regular Meeting February 19, 2026 Board vote Enclosure #1**
5. **Warrant & Operating Reports**
 - Bills 02/20//2026 – 03/13/2026 Board vote Enclosure #2
 - Bills 03/14/2026 – 03/19/2026 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**
 - Year End Financials, Top 5 Salaries, Lead Paint Certif Board vote Enclosure #5
 - January Financials Board vote Enclosure #6
 - February Financials Board vote Enclosure #7
7. **Old Business**
 - A. Security – On going
 - B. Pest Control - On going
 - C. Smoking – On going
 - D. Complaint Management System – submitted by resident Noah Brine, under review.
 - E. Closed Apartment Door Policy Board sign/approval Enclosure #8
 - F. Storage & Care of Common Areas Board sign/approval Enclosure #9
 - G. Oxford Land 2.2 acres – Sent an email to Laura on 3/5/2026 for update. Laura is back and ready to move forward. I suggest we review the survey questions that were given to us in May and hand over to Laura for the RFP. Enclosure #10

8. New Business None

9. Capital Improvement Updates:

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. The asphalt work was completed. Waiting for next phase.

Oxford Terrace Fire Alarm Upgrade 667-3 #094091 – RCAT designer assigned John Murphy. Design has been submitted. Final costs are estimated at \$204,743.00. Job out to bid, walk thru 3/6/2026. Bids due 3/18,2026.

Bathroom Exhaust Fans 667-5 #094093 – EOHLIC project. EOHLIC gave this project back to RCAT to manage. Kyle Moore has inquiries into the electrical load. Looking for electrical engineer to review.

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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, out for design. Request for CPC funding was submitted. Out to bid, bids due March 12, 2026 due to weather conditions.

Keyless door entry installation Oxford Terrace 667-3 #094097. – Rogue engineering & Design had a kick off meeting at Oxford Terrace, Notice to Proceed was issued by the Executive Director. Setronics has been onsite to review what needs to be done. The last visit was Friday, February 13, 2026, meeting with Engineer and request for fobs and hands-free equipment. Setronics to be ordering materials.

Window Replacement 667-5 and 705 #094100 – EOHLC designer (Julieta Barja) met with FHA December 2, 2025. A scope of work was submitted in cap hub for review. RGB to submit design.

Slider Replacement 667-3 #094101- EOHLC designer (Julieta Barja), designer met with FHA. RGB to submit design.

Anthony Haven Lean Project- Advanced Windows to perform caulking and insulation (\$60,408), Gem Plumbing to install Air Source Heat pumps (\$415,985). Low Income Multi-Family Retrofit Program. Walk thru Friday 3/13/2028.

McGann Cottages - Lean Project – Contractors have been out to the site to bid on air source heat pumps to be installed in cottages.

10. **Tabled Items**
11. **Communications/Correspondence**
12. **Items/ Documents /Forms Not Anticipated**
13. **Director's Report**
14. **Future Agenda Items**
15. **Questions or Concerns of Commissioners**
16. **Adjourn**

Janet E. Falone, E.D.