

Fairhaven Housing Authority  
275 Main Street, Fairhaven, MA 02719 508-993-1144  
Regular Meeting June 18, 2026, at 2:30 pm  
**Oxford Terrace - Computer Room, 2<sup>nd</sup> Floor, 275 Main St. Fhvn**

**AGENDA**

1. **Call to Order**
2. **Attendance–Roll Call: Chair C. Alfonso, J. Simmons, J. Gallant, G. Souza, T. Francis**
3. **In person attendees**
4. **Acceptance of the Minutes - Regular Meeting May 21, 2026 Board Vote** Enclosure #1
5. **Annual Reorganization of the Board.**
  - Chair – **Board vote**
  - Vice Chair – **Board vote**
  - Treasurer – **Board vote**
  - Assistant Treasurer – **Board vote**
6. **Warrant & Operating Reports**
  - Bills 05/22/2026 – 06/12/2026 **Board vote** Enclosure #2
  - Bills 06/13/2026 – 06/18/2026 **Board vote** @Meeting
  - May Tenant Aging **Board vote** Enclosure #3
  - May Breakdown of Vacancy Numbers & Timing –**Board vote** Enclosure #4
  - May Utility Usage and Expense- **Board vote** @Meeting
7. **Fenton and Ewald**
  - May Financials **Board vote** Enclosure #5
8. **Old Business**
  - A. Security – On going
  - B. Pest Control - On going
  - C. Smoking – On going. Court issued execution on resident smoker with resident testimony.
  - D. Complaint Management System – submitted by resident Noah Brine, under review.
    - Motion to remove from Agenda Board vote**
  - E. Oxford Land 2.2 acres –Laura Shufelt, arrange a meeting for all abutters and residents.
9. **New Business**
10. **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. Workers back onsite 4/6/2026. They started inside the units on May 11, 2026. Outside digging work is complete.

Change order #3 (covered by sustainability funds) \$164,778.44 install range hoods on all 40 units and replace gas stove in community room with electric stove, \$12,408.00 Prep and pave 4” of asphalt where line runs behind building 100 McGann. Total \$177,365.12

**Change Order #3 Board vote Enclosure #6**

**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. Lowest bidder approved MV-Electrical \$212,900. Next step receive contract and then construction meeting to be set by EOHLC (Sean Keating).

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**Bathroom Exhaust Fans 667-5 #094093** – EOHLC project. EOHLC gave this project back to RCAT to manage. Kyle Moore has inquiries into the electrical load. Looking for electrical engineer to review. Total Mechanical Engineer cost estimates Total Low End = \$658K High End = \$773K. Now back to HLC project Marcel Dimitris. Kyle will inquire about sustainability funding.

**Hardwire smokes and Co's@Green Meadows II 667-2 #094095** – The designer John Murphy has been on site November 12, 2024, to review. **Past due.**

**Window Replacement 667-3 Oxford #094096** – Window replacement Oxford Terrace, out for design. Request for CPC funding was submitted. Lowest bidder approved Vareika Construction. Pre-construction meeting 5/6/2026 then NTP 5/8/2026. CPC funding approved (100K), waiting for confirmation letter. I need confirmation letter in order to apply for the HILLAP funding. Mock up scheduled for June 16.

**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. Setronics has been onsite to review what needs to be done. Setronics started wiring 4/17, took a week off, back onsite 4/29/2026.

**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 submitted Design which came in at \$205,000.00 above the budget. Executive Director submitted a HILLAP application for additional funding. We have 200K in CPC funding. HILLAP funding approved in the amount of \$407,334.00.

**Slider Replacement 667-3 #094101**- EOHLC designer (Julieta Barja), designer met with FHA. RGB submitted schematic design to EOHLC for review. RGB needs another site visit to measure the sliders in the community room that were not in the schematic design.

11. **Tabled Items**
12. **Communications/Correspondence**
13. **Items/ Documents /Forms Not Anticipated**
14. **Director's Report**
15. **Future Agenda Items**
16. **Next Board Meeting Date – (change one week later) Thursday, July 23, 2026**
17. **Questions or Concerns of Commissioners**
18. **Adjourn**

**Janet E. Falone, E.D.**