

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting September 17, 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. Alfouso, J. Simmons, J. Galary, G. Souza, T. Francis**
3. **In person attendees**
4. **Acceptance of the Minutes - Regular Meeting July 23, 2026 Board Vote** **Enclosure #1**
5. **Warrant & Operating Reports**
 - Bills 07/24/2026 – 08/14/2026 **Board vote** **Enclosure #2**
 - Bills 08/15/2026 – 08/20/2026 **Board vote** **Enclosure #2A**
 - Bills 08/21/2026 – 09/11/2026 **Board vote** **Enclosure #2B**
 - Bills 09/12/2026 – 09/17/2026 **@meeting**
 - July Tenant Aging **Board vote** **Enclosure #3**
 - August Tenant Aging **Board vote** **Enclosure #3A**
 - July Breakdown of Vacancy Numbers & Timing –**Board vote** **Enclosure #4**
 - August Breakdown of Vacancy Numbers & Timing –**Board vote** **Enclosure #4A**
 - July Utility Usage and Expense- **Board vote** **Enclosure #5**
 - August Utility Usage and Expense - **Board vote** **@meeting**
6. **Fenton and Ewald**
 - July Financials **Board vote** **Enclosure #6**
 - August Financials **Board vote** **Enclosure #7**
7. **Old Business**
 - A. Security – On going
 - B. Pest Control - On going
 - C. Smoking – On going.
 - D. Oxford Land 2.2 acres –Emma McGurran or Carsten Snow-Eikelberg, Next step to speak with new contact and contact Fairhaven Planning Board.
8. **New Business**
 - Execute the design contract for project #094099 Surveillance System Upgrades 667-1/667-2
Board vote **Enclosure #8**
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. Workers back onsite 4/6/2026. They started inside the units on May 11, 2026. Outside digging work is complete. Eversource has installed the pole, Fall River onsite digging.
 - 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. Received contract and EOHLIC (Sean Keating) has arranged the kickoff meeting for Tuesday, July 21, 2026. Work started onsite on August 3, 2026, and completed August 27th system tested and signed off by fire chief 9/1/2026.
 - Bathroom Exhaust Fans 667-5 #094093** – EOHLIC project. EOHLIC gave this project back to RCAT to manage. 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. Greg responded to memo that Sustainability funding would be available for this project.

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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. Schematic design has been submitted to cap hub.

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) received confirmation letter. Applied for additional HILLAPP funding. Work has begun residents must be out of their apartment for the first day. Currently in Wing E and punch list in Wing B.

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 started wiring 4/17, took a week off, back onsite 4/29/2026. Setronics will complete installation of all video screens to all units as of Monday July 20, 2026. Called Rogue to see where Setronics is and when they will complete project. Residents have received their fobs for the outside doors, will be back in two weeks to complete (the door by laundry room not working). Then will schedule punch list walk thru.

Window Replacement 667-5 and 705 #094100 – EOHLIC 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. We have 200K in CPC funding. HILLAP funding approved in the amount of \$407,334.00. Advertisement 7/23/26, bids due 8/19/26.

Approve the lowest bidder of Aegean Builders, LLC in the amount of \$321,000.00. Approved by EOHLIC and recommended by Architect after reference checking.

Board vote

Enclosure #9

Slider Replacement 667-3 #094101- EOHLIC designer (Julieta Barja), designer met with FHA. RGB submitted schematic design to EOHLIC for review. Advertisement going out 7/23/26, bids due 9/6.

10. Tabled Items
11. Communications/Correspondence
12. Items/ Documents /Forms Not Anticipated
13. Director's Report
14. Future Agenda Items
15. Next Board Meeting Date – Thursday, October 15, 2026
16. Questions or Concerns of Commissioners
17. Adjourn

Janet E. Falone, E.D.