FAIRHAVEN TOWN CLERK
RCUD 2026 NOV 12 AM11:20

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

1. **Call to Order**
2. **Attendance–Roll Call: Chair C. Alfonso, J. Simmons, J. Galary, G. Souza, T. Francis**
3. **In person attendees**
4. **Acceptance of the Minutes - Regular Meeting October 15, 2026 - Board vote** **Enclosure #1**

5. **Warrant & Operating Reports**

Bills 10/16/2026 – 11/13/2026	**Board vote**	**Enclosure #2**
Bills 11/14/2025 – 11/19/2026	**Board vote**	**@Meeting**
October Tenant Aging	**Board vote**	**Enclosure #3**
Write off resident balance of $1,118.00 evicted from property	**Board vote**	**Enclosure #4**
October Breakdown of Vacancy Numbers & Timing –	**Board vote**	**Enclosure #5**
October Utility Usage and Expense	**Board vote**	**@ Meeting**

6. **Fenton and Ewald**

Quarterly Financials	**Board vote**	**Enclosure #6**
October Financial	**Board vote**	**Enclosure #7**

7. **Old Business**
   A. Oxford Land 2.2 acres –RFP submitted to central register and local newspaper.
   B. Smoking – Updates
   C. Security – On going
   D. Pest Control – On going

8. **New Business**
   A. Increase of Boot Allowance for Maintenance last updated?
   B. Vote on Annual Plan. **Board vote**
   Resolution to accept the annual plan with the changes made from public comment. **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. Eversource onsite 10/1/2026 to install pole. Started installing the range hoods 10/8/2026. Water pipes in the way of range hood installation on units #29 and #40.

Board vote

Resolution to accept Change order #0004 Relocating Water Lines in Attic at Units 29 & 40 at a cost of $2,348.89. **Enclosure #9**

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 EOHLC (Sean Keating) has arranged the kickoff meeting for Tuesday, July 21, 2026. Work started onsite on August 3, 2026, and completed August 27th. Waiting for installation of knox boxes per fire department.

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Bathroom Exhaust Fans 667-5 #094093 – EOHLC project. EOHLC 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. Meeting with HLC to discuss 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. Schematic design has been submitted. The FHA board approved new system go out to bid for Notifier. Project is out to bid walk thru on the 18th bids due the 27th.

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 HILAPP funding.

Board vote

Resolution to accept the certificate of substantial completion. **Enclosure #10**

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. Setronics completed punch list.

Board vote

Resolution to accept change order #4 for three additional Tenant Stations in a cost of $1,871.00 with an adjustment owed to FHA in the amount of $1,070.00 for a total cost to change order of $801.00.

Enclosure #11

Surveilance Upgrdae McGann/Cottages 667-1/667-2 #094099 – Designer came on site design submitted $80,251 above estimate. To have a meeting with Kyle, RCAT.
Cost estimate **Enclosure #12**

Window Replacement 667-5 and 705 #094100 – EOHLC designer (Juliett 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. Lowest bidder has been approved in the amount of $321,000.00. Contractor Aegean Builders LLC, Winchester, Ma. Contract signed and kickoff meeting completed. Aegan came out to site to measure and will order windows, lead time 6 to 8 weeks. Will complete family units first weather permitting before we continue into Anthony Haven.

Slider Replacement 667-3 #094101- EOHLC designer (Juliett Barja), designer met with FHA. RGB submitted schematic design to EOHLC for review. Advertisement going out 7/23/26, bids due 9/6. Lowest bidder has been approved in the amount of $1,136,165.00. With HLC for contract.

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10. Tabled Items:
11. Items/Documents/Forms not anticipated:
12. Director's Report
13. Questions or Concerns of Commissioners
14. Future Agenda Items
15. Next Board Meeting Date – Thursday, December 17, 2026
16. Enter Executive Session: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect the bargaining or litigating position of the public body and the chair so declares; Will not return to open session. May I get a motion to adjourn.
17. Adjourn

Janet E. Falone, E.D.