

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting February 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 January 15, 2026 Board vote Enclosure #1
5. Warrant & Operating Reports
 - Bills 01/16//2026 – 02/13/2026 Board vote Enclosure #2
 - Bills 02/14/2026 – 02/19/2026 Board vote @Meeting
 - January Tenant Aging Board vote Enclosure #3
 - January Breakdown of Vacancy Numbers & Timing –Board vote Enclosure #4
 - January Utility Usage and Expense- Board vote @Meeting
6. Fenton and Ewald
 - December Financials Board vote Enclosure #5
7. Old Business
 - A. Security - Nothing to report.
 - B. Pest Control – Profishant quarterly contract
 - C. Smoking
 - D. Complaint Management System – submitted by resident Noah Brine, under review.
 - E. Vehicle Policy updated and ready for approval Enclosure #6
 - F. Oxford Land 2.2 acres – Laura will be back February 23, 2026 will look for an update March board meeting.
8. New Business
 - Closed Apartment Door Policy 4.8.2010 – Review Enclosure #7
 - Storage & Care of Common Areas – 2.6.2020 – Review 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. The asphalt work was completed Wednesday, December 10, 2025, on the sidewalks at McGann Terrace Cottages.

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. Ready to go out to bid, waiting for advertisement to post to newspaper

Bathroom Exhaust Fans 667-5 #094093 – EOILC project. EOILC gave this project back to RCAT to manage. Kyle Moore has inquiries into the electrical load now that the air source heat pump project is moving forward.

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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 5, 2026.

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 Thursday, January 8, 2026. I do not have a start date but the NTP was issued for December 22, 2025. Meeting February 1, 230

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. Designer to do a site visit 2/11/2026. Board approval to Execute the Design Contract estimated costs \$288,000.00.

Board Vote **Enclosure #9**

Slider Replacement 667-3 #094101- EOHLC designer (Julieta Barja), designer met with FHA. Designer to do a site visit 2/11/2026. Board approval to Execute the Design Contract for Oxford Terrace Slider replacement.

Board Vote **Enclosure #10**

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. Work has begun in the inside installation of the units, approximately 2 days per apartment 2 apartments at a time. Still in process.

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. Questions or Concerns of Commissioners
15. Adjourn

Janet E. Falone, E.D.