

MINUTES OF THE MEETING OF THE GEORGETOWN HOUSING AUTHORITY

HELD ON MAY 8, 2024

The Commissioners of the Georgetown Housing Authority (GHA) met in a regular meeting held in-person and at the Community Room, 23 Trestle Way, Georgetown, MA 01833.

Chairperson Ms. Rec called the meeting to order at 9:06 AM. All were in favor of starting and called the roll with the following responses:

Present

Juliette Rec, Chairperson
Harry LaCortiglia
Nina Sherwood

Absent

David Twiss

Also present at the meeting were the Managing Director, Clara Ruiz Vargas; Deputy Director, Dan Dellea; Public Housing Manager, Dania Amador; and Property Manager, Stephanie Spencer, Maintenance Technicians Bruce Moody and Daniel Prescott.

Review and Approval of the Minutes of the Meeting of April 9, 2024

VOTE: A Motion to Approve the Meeting Minutes of the April 9, 2024, Meeting was made by Mr. LaCortiglia; 2nd by Ms. Sherwood; all were in favor, unanimous.

Review and Approval of Cancellation of Contract for MOD #105066, 29B-2 Trestle Way

A Motion to Review Cancellation of Contract for MOD #105066, made by Ms. Rec; 2nd by Mr. LaCortiglia.

Mr. Dellea explained background: Notice to proceed was delivered in 2022, RCAT had been unable to connect with contractor. A construction kickoff meeting was held in February 2024, contractor was in attendance. After the meeting, 3 attempts to contact the contractor were met with no response, the decision was proposed to cancel the contract and put project out to bid again.

VOTE: All were in favor, unanimous.

Review and Approval of GHA Affirmative Action Goals

A Motion to Review and Approve the Affirmative Action Goals was made by Ms. Rec; 2nd by Mr. LaCortiglia

The GHA Affirmative Action Goal was explained to the Board by Ms. Amador. The Affirmative Action Goals implemented two (2) years ago looks at Census data. Family (705) meets the GHA Goals, Elderly/Disabled (667) does not meet the recommended goals, GHA and Ms. Amador are working towards achieving the goals and once the threshold is met, 1 in 5 will be required to maintain the Affirmative Action Goal.

VOTE: All were in favor, unanimous.

Review and Discussion of Any New Business

Motion made by Mr. LaCortiglia to hold the Board Meetings via Zoom/phone in.

Ms. Rec is open to this if the Board feels it is necessary.

Ms. Sherwood feels the meetings are run better in person.

Ms. Ruiz Vargas states the open meeting laws need to be considered, changes are coming to these laws in March 2025 and prefers in person meeting.

Mr. LaCortiglia stated this would only be for meetings through March 2025.

Ms. Ruiz Vargas asked Ms. Rec (Board Chairperson) "Are you open to this?"

Determination: If the Meeting Notice/Agenda has a phone number to call in, the Board is open to begin this in September and approves the phone in attendance through February 2025.

VOTE: A Motion to adopt a hybrid monthly Board Meeting effective September 2024 through February 2025 made by Mr. LaCortiglia; 2nd by Ms. Rec; all in favor, unanimous.

Review and Discussion of Any Unanticipated (within 48 Hours) New Business

None to report.

Review of April 2024 Payables

The board reviewed the reports. Mr. LaCortiglia asked what “HD Facilities” is. Mr. Moody responded, HD Facilities is a supply house.

No additional questions regarding April Payables.

Review of FYE 2024 Budget

Ms. Ruiz Vargas informed the board that the budget revision for the unit initiative had been approved, and that by year end EOHLC will reimburse the housing authority.

Review of Managing Director’s Report

Ms. Ruiz Vargas read the report out loud and informed the Board of all the recent and future activities, vacancies, and leased units for the month of April.

Power washing will be completed in 2 phases, 667-1 in June 2024, and 667-2 next year.

Ms. Ruiz Vargas notes that the Mass NAHRO News for March/April is included in the Board’s document package.

Public Comment

David Chick – 27B-2 Trestle Way: Does Ms. Spencer have the authority to enforce quiet hours of 10:00 PM – 8:00 AM? His upstairs neighbor is slamming doors at all hours of the night. Ms. Ruiz Vargas replied that Ms. Spencer will contact the tenant.

How can we enforce the speed limit of 15 MPH?

Ms. Ruiz Vargas requested that Mr. Moody to purchase speed limits signs, and to contact an asphalt company for a quote on speed bumps.

Adjournment

There was no further discussion; the next GHA Regular Board Meeting is scheduled for Wednesday June 12, 2024, at 9:00 am.

Motion for Adjournment: 10:16 am by Ms. Rec; 2nd by Mr. LaCortiglia; Unanimous, all were in favor.

The meeting was adjourned.