

## **MINUTES OF THE MEETING OF THE GEORGETOWN HOUSING AUTHORITY**

**HELD ON JUNE 18, 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 9:10 AM. All were in favor of starting and called the roll with the following responses:

### **Present**

Juliette Rec, Chairperson  
David Twiss  
Harry LaCortiglia  
Nina Sherwood

### **Absent**

Also present at the meeting were the Managing Director, Clara Ruiz Vargas; and Property Manager, Stephanie Spencer, Maintenance Technicians Bruce Moody and Daniel Prescott.

### **Review and Approval of the Minutes of the Meeting of May 8, 2024**

VOTE: A Motion to Approve the Meeting Minutes of the May 8, 2024, Meeting was made by Mr. LaCortiglia; 2<sup>nd</sup> by Ms. Rec; all were in favor, unanimous.

### **Review and Approval of Common Area Flooring Project Completion, MOD #105069**

A Motion to Review and Approve Common Area Flooring Project Completion, MOD #105069, made by Mr. LaCortiglia; 2<sup>nd</sup> by Mr. Twiss.

VOTE: All were in favor, unanimous.

### **Review, Approval and Signatures for TD Bank Documents to Remove D. Drinan**

A Motion to Review, Approve and Sign the TD Bank Documents for removal of D. Drinan was made by Ms. Rec; 2<sup>nd</sup> by Mr. Mr. Twiss

VOTE: All were in favor, unanimous.

### **Review and Approval of Low Bid Recommendation for MOD #105082, 3 Hemlock Turnover**

A Motion was made to Review and Approve the Low Bid Recommendation for MOD #105082, 3 Hemlock turnover was made by Mr. LaCortiglia; 2<sup>nd</sup> by Mr. Twiss.

Review of the Low Bid found a discrepancy in the contract price. Motion to Approve Low Bid at contract price of \$39,488.00.

VOTE: All 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; 2<sup>nd</sup> 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; 2<sup>nd</sup> by Mr. LaCortiglia; Unanimous, all were in favor.

The meeting was adjourned.