

MARSHFIELD HOUSING AUTHORITY

12 Tea Rock Gardens, Marshfield, MA 02050

BOARD OF COMMISSIONERS MEETING, DECEMBER 7, 2020 5:30 P.M.

A Regular Meeting of the Marshfield Housing Authority was duly called and held on Monday, December 7, 2020 via gotomeeting.com/teleconference and upon a call of the roll the following Officers were found present and absent:

Present

John Daley
Kevin Cantwell
Paul Chiavaroli
Dirk Roderick

Absent

Kerry Richardson

Approval of the Minutes of the November 2, 2020 Regular Board Meeting

Commissioner Cantwell made a motion, seconded by Commissioner Chiavaroli, to approve the minutes of the November 2, 2020 Regular Board Meeting. The vote was as follows: Commissioner Cantwell, yes; Commissioner Chiavaroli, yes; Commissioner Roderick, yes; Commissioner Daley, yes. The motion passed.

Commissioner Cantwell made a motion, seconded by Commissioner Chiavaroli, to approve the accounts payable and the payments. The vote was as follows: Commissioner Cantwell, yes; Commissioner Chiavaroli, yes; Commissioner Roderick, yes; Commissioner Daley, yes. The motion passed.

A brief discussion was held on receiving back up for the payments. Ms. McAuliffe said she would send back up to the Commissioners electronically.

The swearing in of Officers for the new Marshfield Housing Authority Tenant Association Board was tabled until the January meeting.

New Management Agreement

An Executive Session meeting was held on November 12th in which the Board members discussed the management agreement extension. Commissioner Cantwell said he would provide the minutes of the meeting to the Recording Secretary for record keeping.

Commissioner Daley said he was in favor of a five year extension to the management agreement.

Commissioner Roderick said that he thought James was doing a good job and was also in favor of the five year extension.

Commissioner Cantwell said he appreciated the support staff that Marshfield is now receiving as part of the management agreement and is in favor of the five year extension.

Commissioner Chiavaroli said that he would be in favor of a three year extension, but opposed to the five year extension, as he would like to see Marshfield Housing Authority back in the hands of Marshfield.

Mr. Marathas responded that the Marshfield Housing Authority is in the hands of Marshfield and that he himself lives in Marshfield.

There was no further discussion on the management agreement and the following vote was taken.

Commissioner Roderick made a motion, seconded by Commissioner Cantwell, to approve a new management agreement for a period of five years to commence on the expiration of the current agreement. The vote was as follows: Commissioner Cantwell, yes; Commissioner Chiavaroli, no; Commissioner Roderick, yes; Commissioner Daley, yes. The motion passed with three voting yes and one voting no.

Executive Director's Report

Mr. Marathas reported on the following:

- Grace Ryder and Tea Rock Gardens decorated for the holidays.
- The community rooms and common areas will remain closed until April 2021.
- Adoption of new policies and the creation of new tenant handbooks to be distributed to the tenants.
- Boiler and hot water system replacement have begun at Tea Rock Gardens.
- Submission of force account request for shutter replacement project. Both projects approved pending new funding grant.
- Submission of force account request for bench replacement and installation project. Both projects approved pending new funding grant.
- A tremendous amount of plumbing issues are being worked on. Pictures of some of the plumbing issues are included in the Board packages.
- Exterior doors replaced at Grace Ryder.

Mr. Marathas asked Mr. Schilling to talk to the Commissioners about some of the lease enforcement issues.

Mr. Schilling introduced himself to the Commissioners and gave a brief overview of lease enforcement.

There being no further business, Commissioner Cantwell made a motion, seconded by Commissioner Chiavaroli, to adjourn. The vote was as follows: Commissioner Cantwell, yes; Commissioner Chiavaroli, yes; Commissioner Roderick, yes; Commissioner Daley, yes. The motion passed unanimously. The meeting adjourned at 6:07 p.m.

Respectfully submitted,

Terry Champion, Recording Secretary