

**MARSHFIELD HOUSING AUTHORITY  
17 TEA ROCK GARDENS  
MARSHFIELD, MA 02050  
BOARD OF COMMISSIONERS MEETING, February 6, 2024 5:00PM**

A Regular Meeting of the Marshfield Housing Authority was duly called and held on Monday, February 6, 2024, at 5:00 p.m. prior to the roll call, Commissioner Richardson announced that the meeting was being videotaped and recorded. Upon a call of the roll, the following Commissioners were found Present and Absent:

<u>Present</u>	<u>Absent</u>
Kerry Richardson	
Cecilia Delgadillo-Calbimonte	
Joseph Pecevich	
John Daley	
Helen Bennett	

**Approval of Minutes of the January 8, 2024, Regular Board Meeting**

Commissioner Delgadillo made a motion, seconded by Commissioner Daley, to approve the Minutes of the January 8, 2024, Regular Board Meeting. Upon a call of the roll, the motion passed unanimously.

**Tenant's Association**

Helen Bennett reported that Bingo is now twice a month and that the Annual Plan was presented to the Tenant's at the Tenant's Association meeting and tenants were able to give productive feedback.

A tenant asked if there was a report on the cost savings of water since the new shower valves have been installed. Mr. Marathas reported that it was too soon to know based on the frequency of invoicing of water usage.

Commissioner Bennett made a motion, seconded by Commissioner Daley, to approve the Accounts Payable for the month of January, check numbers 15716-15734, totaling \$21,117.02. Upon a call of the roll, the motion passed unanimously.

Commissioner Delgadillo made a motion, seconded by Commissioner Bennett, to approve and authorize the Executive Director to execute a contract with Speakman Excavating, LLC in the amount of \$348,250.00 for the EOHLC/MHA Sewer Extension Project at Tea Rock Gardens. Upon a call of the roll, the motion passed unanimously.

Discussion Item #1

Repair status from the storm damage

Mr. Marathas reported that the contractor is Varieka and they are running the projects. Abatement has been completed and repairs can begin. This is the process, since this is an insurance matter.

Discussion Item #2

Meeting locations

Mr. Marathas stated that all housing authorities hold their Board Meetings on the Housing Authority property. Discussion was had and it was decided by mutual agreement that when the by-laws are amended it will include one meeting a year to be held at Grace Ryder community room property. A motion will be made at the next meeting for the August Board Meeting to be held at Grace Ryder property.

### Discussion Item #3

Status of five-year contract with QHA

Mr. Marathas indicated that the Management Agreement is executed and is with EOHLIC.

### Discussion Item #4

Board of Commissioners Mandatory Training – Have all Board of Commissioners commenced this training.

There needs to be clarification as to whether or not the previous training module will be acceptable to fulfill this requirement or if the new training module is necessary.

### Discussion Item #5

Financial Presentation by John Murray

Mr. Murray assured the Board that MHA is financially secure. He indicated that our reserves are good. Mr. Murray explained that when the Finance Department receives the accountant statements, they are added to the Board package for review. The Board has asked for clarifying purposes to label the projects by name or provide a separate CAP project sheet.

### **Old/New Business**

There was no old or new business.

### **Any other business not anticipated by the Chairperson 48 hours in advance of the posted meeting**

There was no business not anticipated by the Chairperson 48 hours in advance of the posted meeting.

### **Executive Director's Report**

Mr. Marathas reported on the following:

- 305 Webster Street the contractor is Varieka and this is in abatement

Mr. Marathas reported to the Board that he received a call from EOHLIC and was asked to explain and clarify to the Board two items:

- 1) The Housing Authority is state funded and cannot build new housing as the Housing Authority. To do so, the Housing Authority would need to set up a non-profit agency to build. The State will not fund. Outside funding would be necessary.

The second item is that the Board does not respond to the PMR.

Mr. Marathas asked if there were additional question regarding those two items and he hoped that he clarified the matters.

Prior to the end of the meeting, Commissioner Pecevich was asked to sign the Budget statements. After much discussion, Commissioner Pecevich signed the document with his objections/stipulations attached and indicated that if EOHLC wants to discuss it with him, they can contact him.

There being no further business, Commissioner Daley made a motion, seconded by Commissioner Delgadillo adjourn. After the roll was called, the motion passed unanimously, and the meeting adjourned at 6:33 p.m.

Respectfully submitted,

Colleen M. Whalen  
Assistant Executive Director