

**MARSHFIELD HOUSING AUTHORITY
17 TEA ROCK GARDENS
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS MEETING, May 13, 2024, 5:00PM**

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was held on May 13, 2024. 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:

Present

Kerry Richardson
Cecilia Delgadillo-Calbimonte
Joseph Pecevich
John Daley
Helen Bennett (Commissioner left meeting at 6:15pm)

Absent

Approval of Minutes of the April 2, 2024, Regular Board Meeting

Commissioner Daley made a motion, seconded by Commissioner Bennett, to approve the Minutes of the April 2, 2024, Regular Board Meeting, as amended. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo to approve the accounts payable, as presented, pages #1-10 totaling \$82,973.23. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Daley to approve Change Order Proposal #1 to the contract with Speakman Excavating LLC for Project 171095 Septic Replacement 667-1. The Change Order is to remove and replace sidewalk, roadway and parking area from Moraine Street to the limit of the contract paved amount. This Changer Order will result in an increase of \$88,718.06 to the contract price with no change to the contract time. Upon a call of the roll, the motion passed unanimously.

Discussion on our single-family scattered units. How many are there? Who are occupying the units, i.e. Family, Singles, Disabled, Elderly? Number of occupants and if allowed the addresses of the units. The discussion is to gather a fuller understanding of whom we serve so we can provide the community with information on the benefits of increasing the number of these types of units through other affordable housing options within the town; gain a better acceptance and perception of such conversions; and therefore be able to increase the subsidized housing inventory in Marshfield.

Mr. Marathas informed the Board that there are 10 units, all of which are occupied by families and we can email the board a list of addresses. Mr. Marathas reminded the Board that we are a State Agency and unable to create additional units. Commissioner Pecevich said that he read in the regulations, 121b that we have the power to take property by eminent domain. The Board Chair requested that Commissioner Pecevich provide the Board with that legislation/regulation. Mr. Marathas suggested that EOHLC be contacted and suggested that the Board request a legal reading of documents. The Board will ask EOHLC to come to a meeting to explain the Board's responsibilities.

Discussion and possible vote on the use of streaming or zoom services for the Board meetings, ie remote participation.

This item was tabled for a possible vote until a cost analysis and feasibility study are completed.

Commissioner Daley made a motion, seconded by Commissioner Richardson to open the discussion of the bylaw changes. Several edits were made, with the exception of Article III which still needs review.

Commissioner Pecevich made a motion, seconded by Commissioner Daley to table continuing review and possible vote to a future meeting Upon a call of the roll, the motion passed unanimously.

Commissioner Pecevich made a motion, seconded by Commissioner Daley to table an Annual Vote on Officers of the Board of Commissioners to a later meeting. Upon a call of the roll, the motion passed unanimously.

Tenant's Association

Patty Danner spoke on behalf of the Tenant's Association and thanked Mr. Marathas for the new refrigerators. Mr. Marathas thanked John Kemmett for being instrumental in pushing the company to supply the refrigerators. Bingo is going well. The Association is holding nominations and voting for officers this week. There will be a Pancake Breakfast held in June.

Robin Dunn, Tenant, read a statement which the Chairman asked to be read into the minutes:

"Mr. Pecevich, I would like to start by saying that you as a Commissioner on the Board here at Tea Rock Gardens for the elderly and disabled, you do nothing but bring anxiety and negativity to all here.

You had the audacity to write on a public forum, to a disabled person, me, that I'm a bitter spiteful hag! How dare you!! Who do you think you are?

My children, grandchildren, all of my family and friends read this on that public forum. They were all utterly disgusted and shocked that you are a commissioner on this board.

Can you explain to me and everyone here tonight, why would you even want to be on this Board?? There is much more than the financial aspect.

Now I'd like to address the Board. For a year now, we the residents have had to endure Mr. Pecevich's continuous malice, hatred, and disdain. He has no respect for the residents, our Executive Director James Marathas and even you, his fellow Board members.

Please, we respectfully and urgently ask that the board do something now!"

Ms. Dunn then supplied the Board with a copy of the Facebook post she referred to.

Commissioner Richardson asked Commissioner for a response. Commissioner Pecevich said "No comment".

Donald Clark, Tenant, read a statement which the Chairman asked to be read into the minutes:

“Dear Marshfield Housing Authority Board members. I would like to propose that the board as a whole take action against Commissioner Pecevich for his behavior as an elected office of the Marshfield Housing authority Board of Commissioner and take the case to the Marshfield Select Board.

We the tenants of Tea Rock Gardens back in August of 2023 did a petition to have Mr. Pecevich removed from the Board. By a vote of 2 to 1, he was allowed to remain on the board. I do want to remind the board that all 3 members of the Select Board found Mr. Pecevich responsible for misconduct in office and the Select Board defined misconduct as behavior both while on duty and during off hours. The Select Board also handed down a formal warning to Mr. Pecevich to stop that type of behavior and to tone it down.

Since that hearing on August 31, 2023, Mr. Pecevich has done the complete opposite and has continued his vile and slanderous remarks towards the Executive Director, The Board of Commissioners and the tenants.

Mr. Pecevich has demonstrated since being a commissioner that he has no real interest in working with the Board and the Executive Director to effectively help manage the Marshfield Housing Authority and the betterment of community as a whole.

Some examples of this is twice Mr. Pecevich wanted to not sign a document that if it weren't signed would have stopped funding for the Marshfield Housing Authority. At last month's board meeting there was 3 votes on the fiscal 2025 budget. All of the Board Commissioners received the packets and had ample time to review the information. Mr. Pecevich voted no on all 3 votes and said he didn't have time to review the information. A board member asked him to look at it now and Mr. Pecevich said no. If Mr. Pecevich is to be believed that he didn't have time to review the information, why didn't he abstain from the vote. By voting no it demonstrates that he had enough information. He continues to publicly state that the money that was transferred from the Marshfield Housing Authority accounts to the Marshfield Housing Trust was done so illegally and without his authorization even though it has been explained to him multiple times that the money was never the property of the Marshfield Housing Authority and was only being held. He continues to state that the Marshfield Housing Authority should build new housing even though once again it has been explained to him on multiple occasions that it's not permitted by law for the Marshfield Housing Authority to create new housing. Does this sound like a board commissioner who is trying to effectively work with his fellow board members and the Executive Director? I think not. Mr. Pecevich has done nothing but try to cause divisiveness and to undermine the board and the Executive Director. It shouldn't have to be explained multiple times on such matters only for Mr. Pecevich to go on his podcast to blast the board and Executive Director.

Some examples of his behavior towards residents he continues to state that the petition against him and the video clip played at his hearing was lies and fabricated and has twice stated that this was slander and for us and to be careful or we could be sued. He has publicly said that a fellow board member wrote a letter to the Select Board stating that they believed Mr. Pecevich wasn't being contrite about his formal warning and Mr. Pecevich's response to the board member was “screw you”. Recently he called our Executive Director King Louie. His most recent attack on a resident Robin Dunn on Facebook was a post by Robin about how she was against Eric Kelley for Select Board and Mr. Pecevich responded by calling her bitter spiteful hag, the post was removed but we captured this before it was. This goes directly against the formal warning he was issued. At Town Meeting Mr. Richardson went to the microphone to voice his concern over the MBTA zoning law and how we could possibly lose funding for Tea Rock

Gardens and Grace Ryder. I was sitting very close to Mr. Pecevich and Mr. Richardson had to walk past Mr. Pecevich who leaned out and said "Mr. Richardson you're a liar".

Mr. Pecevich you are a vile and disgusting person who has no interest in trying to effectively help manage the Marshfield Housing Authority by working with your fellow board members and the Executive Director instead your motives appear to be nothing more than a conspiracy driven tirade to cause divisiveness. I once again respectfully ask that you resign for the good of the Marshfield Housing Authority. Your behavior is reprehensible at best.

I again ask the Board of Commissioners to take action and to go to the Select Board about Mr. Pecevich's behavior.

Respectfully, Donald Clark"

Commissioner Richardson asked Commissioner for a response. Commissioner Pecevich said "No comment".

Connie Hillman, Tenant, spoke to the Board expressing her disappointment in other Board Members for not holding Mr. Pecevich to task for the vile things he says, his lies on the podcast and no board member calls him on it, instead have been passive and give him a pass. She does not want to be at risk of losing staff. She went on to express they need the support from the Board, but aren't getting any.

Commissioner Richardson asked Commissioner for a response. Commissioner Pecevich said "No comment".

Marilyn Lyons, Tenant, spoke to the Board asking if Mr. Pecevich's conduct is allowed in the Code of Ethics and Code of Conduct? It appears he has no interest in adherence to one. She suggests the board adopt a code of conduct.

Commissioner Richardson asked Commissioner for a response. Commissioner Pecevich said "No comment".

Leanne Baker, Tenant spoke to the Board and Mr. Pecevich and asked him why he doesn't answer any of the questions asked of you? Why can't you answer? Or why is it always "No Comment" when you are asked. Is there anything preventing the board from referring Mr. Pecevich for disciplinary action?

Commissioner Richardson asked Commissioner for a response. Commissioner Pecevich said "No comment".

Ellie Eastwood, Resident of Marshfield, asked Mr. Pecevich to be more respectful and to please tone it down and be professional.

Commissioner Richardson asked Commissioner for a response. Commissioner Pecevich said "No comment".

Commissioner Delgadillo asked Mr. Pecevich if it was true, what he said about tenant Robin Dunn on social media. Commissioner Pecevich said "No comment". Commissioner Delgadillo refers to the

resident and the resident gave a printout of the Facebook comments. Commissioner Pecevich wants it on record that he objects to the document and will not respond.

Old/New Business

There was no new or old business.

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

It was brought to the attention of the Board that an Open Meeting Law Complaint was filed and it was time sensitive to respond. Mr. Richard Brouillard, Director of Modernization for Quincy Housing Authority informed the board that he asked for an extension to reply to meeting the requirements. In the interest of time, Mr. Brouillard prepared a letter addressing the concerns filed in the Complaint. Mr. Brouillard explained he'd need a vote of the board to send the letter and asked Commissioner Pecevich if he would reconsider his complaint now that it has been explained. Mr. Pecevich replied "No, I won't reconsider".

Commissioner Daley asked Mr. Brouillard how many man hours and what was the cost to the housing authority to have to prepare the response to a frivolous complaint, to which he responded approximately 10 hours or so.

Commissioner Daley asked Commissioner Pecevich directly why he wouldn't have just brought the concern to the board, without filing with the Attorney General's office? Commissioner Pecevich replied "no comment".

Commissioner Delgadillo made a motion, seconded by Commissioner Daley to send the response to Commissioner Pecevich and to accept the response letter and find this is a valid response and there is no violation and there is no further action needed. Upon a call of the roll, the motion passed 3-1, with Commissioner Pecevich abstaining.

Executive Director's Report

Mr. Marathas reported the following:

- Refrigerators were delivered
- Snow equipment has been stored and spring equipment tuned up and ready
- Envelope of 705 units on Ocean Street and Careswell Street are completed
- 305 Webster Street received a donation of an entire home of furnishings to replace all that was lost with the tree damage
- Scott Wagner has been hired to the Maintenance Staff

Mr. Marathas read a prepared statement to the Board, which the Chairman asked to be read into the minutes, however prior to reading the statement, Mr. Marathas objected to Commissioner Pecevich video recording on his cell phone.

"Members of the Board of Commissioners.

I wanted to take a moment to address some recent comments and actions that have come to my attention. It has come to my attention there are comments that have been made in public forums that appear to be

disparaging towards my role and performance as the Executive Director, other board members as well as a resident of Tea Rock Gardens made by Joe Pecevich.

As someone who is deeply committed to the success and reputation of our organization I am naturally concerned where there are perceptions or accusations that undermine our collective efforts. Open communication and mutual respect are essential to our shared goals and is crucial that any concerns or criticisms are addressed through appropriate channels and with the spirit of constructive dialogue. Public forums are not the appropriate venue for such discussions, as they can potentially harm the trust and confidence of our residents and community.

As board members your role is critical in upholding the values and standards of our organization.

Respect, professionalism and integrity are core principles that guide our communication, both within our organization and the community we serve. Any behavior that contradicts these principles not only undermines our mission but also damages the trust and reputation we have worked to improve.

I urge you to reflect on your actions and consider the impact they have on our organization and our residents. Moving forward I would expect all interactions to be conducted with professionalism, courtesy, and respect from all board members and staff.

Joe, I am very concerned as an employee of the board of commissioners to continue to feel stress and mistreated by your public criticism. You recently compared me to King Louie of France and suggested I transferred the money back to the town as some coordinated effort with the Town manager and did so without the authority and knowledge of the board.

We all know this is not true. The issue was deliberated countless times by the Board of Commissioners, the Town, and the Housing Trust. In fact, I took my own personal time to appear before the Housing Trust Board to explain the many issues of why the Housing Trust money should not have been held by the Housing Authority. You went further to suggest that I hired Tammy as some favor to the Town Manager, another totally untrue statement. Tammy was hired because she was the best candidate for the job, and I was totally unaware of relationships with her children or the Town of Marshfield. I had no personal knowledge of any relationship with her family and the Town of Marshfield.

You have made countless digs at Ellie and the job she does at MHA and attempted numerous times to get involved in daily operations despite being informed numerous times this is not the role of a Board Member.

You were previously warned by the Selectmen for your poor behavior and inappropriate comments and one of the only reasons you were given a warning was because you were sorry for your actions and agreed to move forward in a cooperative professional manner. You have since mocked the hearing where you were given a warning suggesting it was a kangaroo court, a sham, and an attempt to impeach you. This does not sound apologetic or like someone that has remorse for their previous inappropriate actions.

Since the last hearing you called another board member a liar in public loud enough for many to hear, spoke poorly about me and the authority, and called a resident a spiteful bitter hag. I find this to be nothing short of horrific. Our job is to collectively represent the residents of Tea Rock Gardens and the Marshfield Housing Authority, we keep them safe, we provide them with housing, we hear their concerns, and we make them ours... They trust us because they know they can.

This type of behavior you continue to display is inappropriate and disrespectful. It is imperative that we uphold the highest standards of professionalism and courtesy by anyone, especially when you are a commissioner when interacting with all members of our community. Verbal abuse in any form is unacceptable and contrary to the values and principles of our authority. Our residents deserve to be

always treated with dignity and respect; any behavior that falls short of this expectation cannot be tolerated.

Last week I received a phone call from an employee very upset that he was at the dump disposing of contents of a vacant unit and you began to videotape him without his knowledge. When he came towards you the videotaping stopped and you proceeded to question the staff at the dump where the contents came from and what he was doing there. Please let me remind you, this is totally unacceptable and is harassment of an employee that you have no oversight over. You are not to interfere in the daily operation of the authority. The employee and the staff at the dump were disturbed by your actions and the employee has made a formal complaint against you.

You continue to file false open meeting law complaints against the authority suggesting we have not followed the open meeting laws when you are misinformed.

You have voted against the annual budget, citing you did not have time to review the budget when you have been given the same time as every other board member.

You voted against a free grant to winterize the buildings and provide insulation to bring the buildings into compliance with the new energy codes.

You continue to speak poorly about the board, staff, and tenants despite the previous warnings you have been given.

None of this is consistent with the goals and mission of the Marshfield Housing Authority and our agency goals.

The staff, the board, the residents deserve better.

As the board's direct employee I find this behavior harassing, threatening, and creating a hostile work environment for both myself and the rest of the staff. I urge the Board of Commissioners to act immediately on these matters."

Commissioner Richardson asked Commissioner Pecevich if he would respond, Commissioner Pecevich said he had "no reply". Commissioner Pecevich demanded a copy of the statement immediately and was told by the Chairman that he would get it in the minutes. Commissioner Pecevich objected to all the statement but said that all the stuff in them is "all made up" he is just "doing his job" and wanted copies of them all, again was told they would be in the minutes.

Commissioner Richardson asked if there were any other comments/questions from the public.

Donald Clark, Tenant, asked how the residents would know of any action taken against Commissioner Pecevich. Commissioner Richardson said he sets the agenda for the meetings and any item needing a vote would be at a meeting.

Robin Dunn, Tenant, expressed her disappointment in the Board and that Commissioner Pecevich shouldn't be here.

Connie Hillman, Tenant, asked Commissioner Pecevich why do you hate us so much?

Ellie Eastwood, Marshfield Resident, asked Commissioner Pecevich how he can say that everything brought up is all lies?

John Kemmett, Employee, spoke out of concern for the tenants and all the anxiety it is causing them and the toxic environment Commissioner Pecevich has created. He addressed the board saying they have to "get their hands around this" for the tenants.

Gary Hillman, Tenant, thanked all the Board, except one and expressed his concern and fear of losing Quincy Housing Authority as a managing agent.

Commissioner Daley asked Commissioner Pecevich, showing him the Facebook printout if he had an explanation of the statement, was that him, did someone get into his account? Commissioner Pecevich replied “no comment”.

Commissioner Daley made a motion, seconded by Commissioner Delgadillo, that given the opportunity to deny, the Board of Commissioners make the motion to publicly rebuke Commissioner Pecevich for his Facebook post regarding a tenant. Upon a call of the roll the motion passed 3-1, with Commissioner Pecevich voting no.

Commissioner Pecevich wished to call a point of order, indicating his first amendment rights, feels as though this is harassment and has a disagreement with the accounts of communications.

Commissioner Richardson indicated that the board is not prepared to take a vote on the many allegations or on the complaint.

There being no further business, Commissioner Daley made a motion, seconded by Commissioner Delgadillo to adjourn. After the roll was called, the motion passed unanimously, and the meeting adjourned at 8:01 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director