

**MARSHFIELD HOUSING AUTHORITY
17 TEA ROCK GARDENS
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS MEETING, February 4, 2025**

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was held on Tuesday, February 4, 2025. 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

Absent

Approval of January 7, 2025, Regular Board Meeting Minutes

Commissioner Bennett made a motion, seconded by Commissioner Daley to approve the minutes of the January 7, 2025, Regular Board Meeting. Upon a call of the roll, the motion passed, 4-1, with Commissioner Pecevich voting no.

Tenant's Association

Helen Bennett reported that the Association has not been doing much this past month due to cold weather and illnesses. She also reported that the tenants were asked what improvements or items they'd like to see completed and they would like to see upgrades/renovation to the community room. She expects activities to resume in March.

Commissioner Daley made a motion, seconded by Commissioner Bennett, to approve the accounts payable, as presented, check numbers #16305-16351, totaling \$260,376.19. Upon a call of the roll, the motion passed unanimously, 5-0.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo to approve and authorize the Executive Director to execute Amendment #14 to the EOHLC Contract for Financial Assistance 171024001 in the amount of \$718,387.50 for Formula Funding Emergency Reserve awards for the 667-2 Grace Ryder septic system replacement and for the 667-1 and 667-2 Generator Installation. Upon a call of the roll, the motion passed, 4-1 with Commissioner Pecevich voting no.

Commissioner Pecevich made a motion, seconded by Commissioner Bennett to amend and then approve the motion to read as follows: Motion to authorize, and approve the Executive Director, to execute and submit the Certificate of Substantial Completion (CSC) for Speakman Excavating LLC for State Project #171095 – Septic Replacement 667-1. Upon a call of the roll, the motion passed unanimously, 5-0.

Commissioner Pecevich made a motion, seconded by Commissioner Bennett to amend and then approve the motion to read as follows: Motion to authorize, and approve the Executive Director, to execute and

submit the Certificate of Final Completion (CFC) for Speakman Excavating LLC for State Project #171095 – Septic Replacement 667-1. Upon a call of the roll, the motion passed unanimously, 5-0.

Commissioner Bennett made a motion, seconded by Commissioner Daley to approve and Authorize the Executive Director to enter a contract with EOHLC House Doctor, JM Booth Associates, Inc. of New Bedford MA in the amount of \$19,890.00 for state aided project #171134 Marshfield building envelope at 305 Webster. Upon a call of the roll, the motion passed unanimously, 5-0.

Commissioner Daley made a motion, seconded by Commissioner Delgadillo to authorize the Executive Director to file a budget amendment for \$178,937.80 in extraordinary maintenance as presented. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich voting no.

Commissioner Daley made a motion, seconded by Commissioner Bennett to approve new management fee established by new budget guidelines from EOHLC of \$102,998.00 with all other terms remaining in full force. Upon a call of the roll, the motion passed 4-0, with Commissioner Pecevich abstaining.

Old/New Business

Commissioner Pecevich asked for follow-up regarding the Code of Conduct and the email exchange between Commissioner Richardson and the Attorney. Commissioner Richardson indicated that counsel recommended against sharing the email, but Commissioner Richardson did provide at previous meeting the recommendations of the email

Commissioner Pecevich asked for follow-up regarding the Public Input and wanted to know where that was in the Board Packet. He was informed that it is on each agenda and will be moving forward.

Commissioner Pecevich asked for follow-up on the Job Description of the Resident Services Coordinator, it was explained what the job description is and that Marshfield's Resident Services Coordinator does in fact perform all the duties of the job description and regulations of the position, but moving further into discussion is beyond the duties of a commissioner and the Board.

Managed Agency Report

Mr. John Murray, Director of Finance for QHA reported that following will be happening:

- Walking group continues each week
- A volunteer will be coming each month to perform blood pressure clinics
- Community coffee hour, book swap and recipe swap events were held
- Regis College will present classes at MHA on health related topics

Commissioner Pecevich questioned the necessity of listing the items in the Managed Agency Report in the minutes of the meeting.

Commissioner Richardson reminded the Board that applications can be submitted for CPC Funding in September.

Commissioner Daley made a motion, seconded by Commissioner Bennett to accept the Managed Agency Report as presented. Upon a call of the roll, the motion passed unanimously, 5-0.

There was no business brought to the attention of the chairman within 48 hours of the Board Meeting.

There being no further business, Commissioner Bennett made a motion, seconded by Commissioner Delgadillo to adjourn. Upon a call of the roll, the motion passed unanimously, 5-0, and the meeting adjourned at 6:20 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director