

MARSHFIELD HOUSING AUTHORITY
17 TEA ROCK GARDENS
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS' MEETING, JUNE 3, 2025

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was held on Tuesday, June 3, 2025. The Chairman announced that the meeting was being videotaped and recorded. Upon a call of the roll, the following Commissioners were found Present and Absent:

Present

Cecilia Delgadillo-Calbimonte
Joseph Pecevich
John Daley
Helen Bennett
Kerry Richardson

Absent

Pledge of Allegiance

The Pledge of Allegiance was led by Kerry Richardson.

Approval of Minutes

Commissioner Bennett made a motion, seconded by Commissioner Daley, to approve the minutes of May 6, 2025, Regular Board Meeting. Commissioner Pecevich offered a Motion to Amend the minutes, there was not a second, so the original motion was voted on and the motion passed 4-1, with Commissioner Pecevich voting no.

Tenant Association

Helen Bennett reported that a new board for the Tenants Association has been elected and will be sworn in at the August Board of Commissioners meeting. They had an ice cream social. Upcoming events include breakfast on Father's Day that is being sponsored by James Marathas; a cookout on July 5th sponsored by the Tenant's Association. They will continue to have breakfasts and ice cream socials sporadically.

Accounts payable approval

Commissioner Richardson made a motion, seconded by Commissioner Bennett, to approve the February, March and April financial reports. The motion passed 4-0 with Commissioner Pecevich abstaining.

Commissioner Daley made a motion, seconded by Commissioner Bennet to approve the accounts payable for check numbers 16554-16596 totaling \$70,879.57. The motion passed unanimously.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo to write off \$16,281.94 of vacated tenant accounts receivable balances for tenants vacate over 90 days as follows: 667-1 \$4,939.90; 667-2 \$11,342.04; 705 \$0. The motion passed unanimously.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo to cancel the July Board of Commissioners meeting. The motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Bennett to approve and authorize the Executive Director to execute the Certificate of Substantial Completion (CSC) for Dandis Contracting Inc, for Project #17115 – ARPA FF: Roof replacement and siding at 231 Careswell Street and 635 Ocean Street. The motion passed 4-1, with Commissioner Pecevich voting no.

Commissioner Bennett made a motion, seconded by Commissioner Daley to approve and authorize the Executive Director to execute Change Proposal #1 to the contract with Systems Electrical Services, Inc. for Project 171120 Generator Install for 667-1 and 667-2. The motion passed unanimously.

John Murray, Director of Finance, presented the Managed Agency report as follows:

- Landscaping is completed
- Begun the pergola location; the site prepared, and pad poured, pergola ordered
- Extended the community garden installed additional fencing
- Grace Ryder flooring project completed units 4, 3, & 1, plus common areas south and north hallways
- Vacancies completed
- Monthly food delivery
- CPC application in progress will be submitted for Cupola project – deadline 9/23/25
- 635 Ocean Street building envelope completed
- 305 Webster Street project in progress
- Downspout extensions in all buildings installed
- Elite fire alarm inspection completed at Grace Ryder and Tea Rock
- Interviews conducted for new Support Services Coordinator position – have a promising candidate.

Projects that are underway:

- Project #171120 Generator installations at Tea Rock and Grace Ryder

- Project #171110 Federal Pacific Electrical System Replacement
- Project #171134 305 Webster Street Building Envelope
- Cupola Project

Extraordinary Maintenance projects to be completed:

- Bathroom remodels in community room
- Flooring in the Community Room
- Tea Rock hallway flooring replacement 75% completed
- Door signage to be replaced

Commissioner Daley made a motion, seconded by Commissioner Pecevich to accept the Managed Agency report. The motion passed unanimously.

Old/New Business

The was no old business.

There was no new business.

Commissioner Richardson asked that the Executive Director look into the ADA Improvement Grant that was announced by NAHRO.

There being no further business, Commissioner Daley made a motion, seconded by Commissioner Pecevich to adjourn. The motion passed unanimously. The meeting adjourned at 6:02 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director