

MINUTES
Regular Meeting
Framingham Housing Authority
March 11, 2024

1. Roll Call: @ 2:10 PM

Present:

Janet Leombruno, via phone
Robert L. Merusi
Roberta Roberti

Absent:

Janice M. Rogers
Stephen Joyce

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

- a. Regular Meeting held on February 12, 2024.

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Leombruno, the Minutes of the Regular Meeting of the Board held on February 12, 2024; were approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Roberta Roberti	
Janet Leombruno, via phone	
Robert L. Merusi	

- b. Special Meeting held on February 28, 2024

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, the Minutes of the Special Meeting of the Board held on February 28, 2024; were approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Janet Leombruno, via phone	
Robert L. Merusi	
Roberta Roberti	

3. COMMUNICATION

- a. SEMAP Certification Fiscal Year 2023

Helen,

- This is our annual self-audit.
- Calculations look good.
- Our files look good.
- Need to work on following up with failed inspections.
- HQS is Housing Quality Standards, this will be going away in July to a different standard.

4. TENANT AND PUBLIC CONCERNS OR COMMENTS

None

5. FINANCIALS

- a. Approval of Bills
- b. Credit Card Statements
- c. Financial Statement review

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, the bills were approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Janet Leombruno, via phone	
Robert L. Merusi	
Roberta Roberti	

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, the credit card statement was approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Janet Leombruno, via phone	
Robert L. Merusi	
Roberta Roberti	

6. REPORT OF THE EXECUTIVE DIRECTOR

Board packet Department monthly reports.
Work orders, Public housing, Section 8, FSS program and Resident Services information. [Discussion] Inspection updates all property if applicable.

Paul,

- Geothermal - we had a meeting Friday with the City Sustainability Coordinator; they wanted our thoughts on how the project is going. He had called a meeting with the Fire Dept. and School Dept., I wanted to have this meeting with them and Eversource before we get into the March 26th meeting which is regarding

expanding the Geothermal over all project, getting into St. Lo and what it can do for the city. I think we are getting ahead of ourselves. I want to see my restoration plan.

I am at risk with HUD, if they were to say they want to come out and do an inspection of our facility, we would fail. We would have to write them a letter saying we are under Geothermal, see if we could get mediation asking them to relieve us from that yet usually, they don't. Even though it's Geothermal.

Discussed underground vaults. No sump pump, deleted from plan. We put that back in an RFI to them, how are we going to handle if these fill up with water. Waiting to hear.

Commissioner Merusi, the vault thing bothers me greatly. Paul, we are trying to get an answer. The original plan years ago, the consultant wanted a building/shed above ground to have pumps in there, which was rejected. Based their plan on underground vaults, 7 on Brady, 8 on RKL.

- Receiving a Grant through ABCD for 558 windows through Eversource.
- Electrical on RKL
- Fire Alarm Project

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Leombruno, the Executive Director's report was accepted; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Janet Leombruno, via phone	
Robert L. Merusi	
Roberta Roberti	

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- a. Motion to enter into a contract with Al's Landscaping Service Inc. for On-Call Landscape Maintenance for a period of one (1) year; with an option to renew for one (1) additional year; at the full discretion of the FHA.

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Leombruno, it was voted to enter into a contract with Al's Landscaping Service Inc. for On-Call Landscape Maintenance for a period of one (1) year; with an option to renew for one (1) additional year; the ayes and nays were as follows:

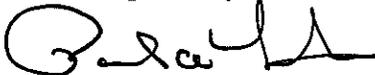
<u>Ayes</u>	<u>Nays</u>
Janet Leombruno, via phone	
Robert L. Merusi	
Roberta Roberti	

9. **OPERATIONS AND MODERNIZATION DEPARTMENT UPDATES**
Maintenance, capital projects Change Orders, Substantial Completion, Final Completion and Application for Payments. Safety, future planning

Kristin went over her report: Rose Kennedy Lane: Fed Pacific/Master meter Compliance Project #100292 (state ARPA), Kitchen Renovations Rose Kennedy (State ARPA), Arsenal Road Hallways Project #100269 (State ARPA), Fire Alarm System Upgrade at Everit, Memorial, Hastings, Temple and Underwood (ARPA Targeted Award Project #100263), Everit Avenue Sidewalks (State), John J. Brady Drive Pavement Improvement Project (Federal), John J. Brady Drive Windows (LEAN Program), Kitchen Renovations Arsenal Road Project #100266 (State ARPA) and Maintenance Building Renovation Study Proect # 100267) (ARPA State).

10. **ADJOURNMENT** - Upon roll call vote by Commissioner Leombruno, seconded by Commissioner Roberti, meeting was adjourned @ 2:37 PM.

Respectfully Submitted



Paul Landers
Executive Director