

MINUTES
Regular Meeting
Framingham Housing Authority
December 9, 2024

1. Roll Call: @ 2:05 PM
Present:
Robert F. Downing
Stephen Joyce, via phone
Robert L. Merusi
Janice M. Rogers
Absent:
Roberta Roberti

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:
 - a. Regular Meeting held on November 12, 2024.

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

<u>Ayes</u>	<u>Nays</u>
Robert F. Downing	
Stephen Joyce, via phone	
Robert L. Merusi	
Janice M. Rogers	

- b. Special Meeting held on November 21, 2024.

Upon roll call vote, motion by Commissioner Downing, seconded by Commissioner Merusi, the Minutes of the Special Meeting of the Board held on November 21, 2024, were approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert F. Downing	
Stephen Joyce, via phone	
Robert L. Merusi	
Janice M. Rogers	

3. COMMUNICATION

- a. A photo from 1946 was handed out with packages. A photo of State, Federal & Town Officials, together with representatives of the V.F.W. of Framingham, witness the Governor Maurice J. Tobin sign the bill that would turn over to the FHA the barracks at the Musterfield for veteran's emergency housing. Commissioners Rogers dad was in the photo.
- b. Paul, I also want to recognize and thank Officer Cosme for his three years with us. Officer Cosme has taken a new assignment with the Police Dept. and will be switching out officers. I would like to recognize and thank him for his service. We also have a Certificate of Appreciation we would like to present today. Thank you for your service and all your help. Officer Cosme, when Officer Jamie Lewis comes, he will be riding with me and I will introduce him to everyone. Chairman Rogers, we wish you all the best in your new assignment, we will miss you here. Officer Cosme, thank you.

4. TENANT AND PUBLIC CONCERNS OR COMMENTS

None

5. FINANCIALS

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

Questions were asked and answered.

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

Ayes

Robert F. Downing
Stephen Joyce, via phone
Robert L. Merusi
Janice M. Rogers

Nays

The credit card statement has not come in yet.

Signature Cards for Mutual One: need signatures of Janice M. Rogers, Robert L. Merusi and Paul Landers, to remove old board members from the account.

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,

A lot of federal capital planning.

- Bathroom project, mock-up has been created, to take tub out and put a walk-in shower. We need to allocate funds by a certain time.
- Another rounds of kitchens.
- Replace chain link fence to vinyl from us to the school.
- Replace guard rails
- Washing all buildings
- Changing shutters
- Grant for new windows for all of John J. Brady Drive
- Landscaping in the spring

Also, a beautification project on Arsenal Road we are working on for the Spring. Site lighting, new benches, 5 red maple trees are being planted, they will be cutting down some trees.

Maeve and Ryan are here this month. We have had a lot of heavy evictions, the units cost us a lot to turn over. These two are in the thick of the evictions, thank you Maeve and Ryan for all you do.

There were questions raised about a dog bite. Ryan and Maeve spoke, the woman on Anzio, called me as soon as it happened, it was a dog that was visiting another resident. That tenant no longer lives here, we were going to court to evict her then she moved. It was terrible what happened, our tenant has a little dog, about 10 pounds, our tenant did everything correctly, her dog was on a leash, the other dog was not. The tenant was appreciative of our help. Jose, just so you know there was a police report, animal control was involved, they gave everyone their quarantine papers. The dog bit a person and the other dog. The dog was put in quarantine, as far as I know the gentlemen is a resident of Asland.

Commissioner Downing, in the policy, did they ask permission to be on the property. Maeve, no. We were in the process of evicting; they were committing many lease violations.

Commissioner Downing, there was a second quarantine. Jose, we just had a meeting with that tenant. There was no visible evidence that the dog bit anyone or another animal. However, we have had issues from the 4-12pm shift, coming down here for calls from a large dog, off leash, running around.

Commissioner Downing, what is the policy if a dog kills another dog or bites another resident. The policy does not really address that.
Helen, we had one issue that an animal bit someone and we did a dangerous dog hearing. The dog had to be muzzled and was finally removed.

Maeve,
We have an internal process, see item 10 in Policy, on Rules for Pets.

“Tenant shall not permit any disturbance by their pet which would interfere with the quiet enjoyment of other tenants; whether by load barking, howling, biting, scratching, chirping or other such activities”

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

<u>Ayes</u>	<u>Nays</u>
Robert F. Downing	
Stephen Joyce, via phone	
Robert L. Merusi	
Janice M. Rogers	

7. UNFINISHED BUSINESS

8. NEW BUSINESS

a. Motion to approve 2024 Write-offs

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, the 2024 Write-offs were approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert F. Downing	
Stephen Joyce, via phone	
Robert L. Merusi	
Janice M. Rogers	

b. Motion to accept the CFA 4050 Amendment in the amount of \$1,519,502.50. (this is the amended award for the fire alarm project).

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, it was voted to accept the CFA 4050 Amendment in the amount of \$1,519,502.50. (this is the amended award for the fire alarm project); the ayes and nays were as follows:

Ayes

Nays

Robert F. Downing
Stephen Joyce, via phone
Robert L. Merusi
Janice M. Rogers

- c. Motion to approve change order #3 in the amount of \$3,878.38 on the John J. Brady Drive Milling and Paving project. This is for a catch basin repair.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, it was voted to approve change order #3 in the amount of \$3,878.38 on the John J. Brady Drive Milling and Paving project; the ayes and nays were as follows:

Ayes

Nays

Robert F. Downing
Stephen Joyce, via phone
Robert L. Merusi
Janice M. Rogers

- d. Motion to approve the substantial completion for the John J. Brady Drive Milling and Paving project.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, it was voted to approve the substantial completion for the John J. Brady Drive Milling and Paving project; the ayes and nays were as follows:

Ayes

Nays

Robert F. Downing
Stephen Joyce, via phone
Robert L. Merusi
Janice M. Rogers

- e. Motion to enter into a one (1) year contract with Michael Trayers Painting at the rates quoted, with an option to extend for one (1) additional year, at the full discretion of the FHA.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, it was voted to enter into a one (1) year contract with Michael Trayers Painting at the rates quoted, with an option to extend for one (1) additional year, at the full discretion of the FHA; the ayes and nays were as follows:

Ayes

Nays

Abstain

Robert F. Downing

Stephen Joyce, via phone

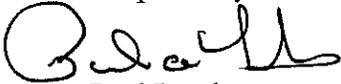
Robert L. Merusi
Janice M. Rogers

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 Federal Pacific Panel Replacement and Master Meter Compliance Project #100292 (ARPA Target Award State), Common Entry Door Replacement Rose Kennedy Lane Project #10279 (state), Cameras Memorial House (state), John J. Brady Drive Bathroom Renovations (federal), St. Lo Roof Replacements Project #100321 (federal), St. Lo Roof Replacements Project #100321 (state), St. Lo Fence Replacement Phase 2 Project #100323 (state) and Fire Alarm and Fire Protection Upgrades at Everit, Hastings, Memorial, Underwood and Temple #100263 (ARPA Target Award State).

10. ADJOURNMENT - Upon vote. motion by Commissioner Merusi, seconded by Commissioner Downing, meeting was adjourned @ 2:57 PM.

Respectfully Submitted



Paul Landers
Executive Director