

LUNENBURG HOUSING AUTHORITY

MINUTES OF REGULAR MEETING

September 21, 2010

Members Present: John Romano, Chairperson
Elizabeth Murphy, Member
Deborah A.H. Christen, Member

Member absent: Susan Szocik, Vice-Chairperson
Sheila Lumi, Member

Also Present: Eugene Capoccia, Executive Director

Prior to the Board opening the meeting there was a large amount of tenants present that asked to speak to the Board. Marsha Fregeau asked to speak on behalf of the residents. She wished to thank the Board for adopting the non-smoking policy. Many of the residents clapped to show appreciation and support.

Ms. Fregeau also wanted to make the Board aware of the resident's appreciation for the improvements that were taken place in Pearl Brook. Other residents also spoke complimenting the construction crew and Housing Authority Staff for the professional matter renovations were taking place.

Mr. Capoccia then gave the residents an update of the construction plans. There were some concerns expressed regarding the domestic hot water. Mr. Capoccia indicated that he would be back to check on the hot water personally.

The Chair declared a quorum present at 7:00 p.m. and began the meeting. September 21, 2010 meeting were presented. On a Motion by Elizabeth Murphy, seconded by Deborah Christen; the minutes were approved as presented. All were in favor.

The Executive Director provided his report. He presented a contract from Great Bridge Developers of Lunenburg. He explained the Tri-Town Landing Housing Development is seeking to enter into a contract with the Housing Authority to verify eligibility for 17 of the 65 units. These 17 units are required to meet the low income eligibility requirements as defined by HUD. On a motion by Elizabeth Murphy; seconded by Debra Christen the Board voted to authorize Mr. Capoccia to pay staff in order to accomplish the goal and a small portion of the fee would go to the Housing Authority.

Mr. Capoccia spoke about the construction. Members of the Board seemed pleased with the progress that was visible.

Mr. Capoccia then went over the Financial Report. In general he indicated that the Housing Authority was ahead of budget. All categories of expenditures were within the budgeted amount and further income was up by just over \$6,000.00 for the first eight months of the year. On a motion by Elizabeth Murphy and seconded by Deb Christen, the Financial Report was approved, all in favor.

Then Mr. Capoccia presented the following motions;

**RESOLUTION FOR AUTHORIZATION OF
CHANGE ORDER NUMBER ONE IN CONJUNCTION
WITH THE MODERNIZATION WORK
AT THE PEARL BROOK DEVELOPMENT (667-1)**

WORK PLAN 1004; DHCD PROJECT NUMBER 162008

Resolution 201005

Whereas: The Lunenburg Housing Authority has the need to sign a Change Order Number One in conjunction with the modernization work at the Pearl Brook Development (667-1) and,

Whereas: This Change Order Number One will increase the contract by **\$24,328.00.**

NOW THEREFORE BE IT RESOLVED,

That the Lunenburg Housing Authority Board of Directors authorizes the Chair or the Executive Director to sign the Change Order Number One in conjunction with the modernization work at the Pearl Brook Development (667-1) and now being undertaken by the Department of Housing and Community Development and the Lunenburg Housing Authority.

RESOLVED,

Motion made by Deborah Christen to authorize the signing of the Change Order Number One by the Chair or Executive Director in conjunction with the modernization work at the Pearl Brook Development (667-1) currently being undertaken by the Lunenburg Housing Authority and the Department of Housing and Community Development.

SECONDED,

Elizabeth Murphy seconded the motion, and the motion was passed unanimously.

Being no further business, on a motion by Deborah Christen, seconded by Elizabeth Murphy, the Board voted to adjourn the meeting at 8:30 PM. All were in favor.