

Hingham Housing Authority
Board of Commissioners Meeting May 12, 2020
5:00 p.m.
VIA Telephone
Please call 712-432-6122 Access Code 377643

A Special Meeting of the Hingham Housing Authority was duly called and held on Tuesday, May 12, 2020 at 5:00 p.m. via teleconference and upon a call of the roll, the following Officers were found present and absent:

Present

Janine Suchecki
James Watson
Irma Lauter
Megan Buhr
Gregory O'Meara, Chairman

Absent

None

Approval of Minutes

Commissioner Watson said that when he voted no on the contract not only was it because it was too quick, but also because there was not enough time to review candidates. The recording secretary said she would reflect this in the minutes.

Commissioner Lauter made a motion, seconded by Commissioner Watson, to approve the minutes of the March 10, 2020 Board Meeting. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Buhr, to approve the minutes of the April 28, 2020 Board Meeting. The motion passed unanimously.

Finance

Ms. McAuliffe reported to the Board on the financials and said that she and James were working closely monitoring the financials. Ms. McAuliffe provided the Board with a written Board report as well as financials in their Board packet.

Commissioner Lauter made a motion, seconded by Commissioner Buhr, to approve the accounts payable and the payments for the month of April, 2020. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Suchecki, to approve the accounts payable and the payments for the month of May, 2020. The motion passed unanimously.

Executive Director's Report

The YMCA donated meals to every resident of the Hingham Housing Authority.

Two tenant conferences were held by the Property Manager.

Discussion on the no smoking policy was held and the DHCD regulation that smoking only be permitted 25 ft from the building.

All recerts have been completed.

All units have been inspected.

The Authority is moving towards mandated direct deposits for landlords.

A memo was sent to all tenants regarding the forming of a Tenant Association for the Hingham Housing Authority.

Plumbing work orders are in progress, there is a tremendous amount of deferred plumbing issues. Plumber has gone through 10 buildings to date and made all necessary repairs.

Completed bathroom floor replacement and remodel at Building 11 unit 2.

Family buildings remain open as well as buildings 11-17.

Plumber completed and repaired major back up in building 2 and 3.

Two additional main drain blockages in building 17. Photographs of the crawl space in which the plumber and maintenance worker had to crawl in to repair.

Installation of vending machine for convenience in community building.

Painting of cupola's completed.

Demo of stone front of community room in progress, update façade with cedar shingle and azek trim.

Mr. Marathas updated the Board and said Hingham Housing Authority **does not** have any positive cases of the virus.

Maintenance continues to sanitize the buildings, the residents' door knobs and the common areas. This is completed daily and on weekends. Notices have been distributed to residents on the importance of social distancing and wearing of masks.

The Commissioners expressed their thanks to Mr. Marathas for all of the steps he is taking to keep the residents safe.

There being no further business, Commissioner Lauter made a motion, seconded by Commissioner Watson. The motion passed unanimously and the meeting adjourned at 6:05 p.m.

Respectfully submitted,

Terry Champion