

MINUTES OF THE
QUINCY HOUSING AUTHORITY BOARD MEETING

A Regular Meeting of the Quincy Housing Authority was duly called and held on Wednesday, November 20, 2019 at 5:00 p.m. at 80 Clay Street, Quincy, MA 02170 and upon a call of the roll, the following Officers were found Present and Absent:

<u>Present</u>	<u>Absent</u>
Scott Campbell	None
Brian Clifford	
Mary Ann Morris	
Josephine Shea	
Michael Flaherty	

Pledge of Allegiance

The Pledge of Allegiance was led by the Executive Director.

Approval of Minutes of the October 23, 2019 Regular Meeting

Commissioner Campbell made a motion, seconded by Commissioner Morris, to approve the Minutes of the October 23, 2019 Board Meeting. Commissioner Shea abstained from the vote. The motion passed unanimously.

Harborview Residents' Committee, Inc.

Deborah Rudd addressed the Board and updated the Commissioners on the Halloween party and said HRCI is looking for more tenants to become involved in the HRCI.

Residents' Council for Elderly/Disabled Residents of the QHA

Kevin Matta addressed the Board and said the tenants are happy, the farm stands are working out well and had nothing else to report.

Presentation of award to Employee of the Quarter, Richard Wakhweya.

Mr. Marathas presented Richard Wakhweya with the employee of the quarter award. Mr. Wakhweya is a great employee who goes above and beyond on a daily basis. Chairman Flaherty also commended Richard for a job well done.

Finance/Leased Housing

Ms. McAuliffe addressed the Board and said that September 2019 YTD Financials are attached and as can be seen there is nothing remarkable to note.

Support Services/Tenant Services

Carolyn Crossley reported to the Board that property managers are continuing their efforts on lease enforcements.

A grant application for a Resident Services Coordinator has been submitted.

Maintenance/Mod

Commissioner Morris made a motion, seconded by Commissioner Campbell to award and authorize the contract officer to execute a contract to Best Automatic Sprinkler corp. for the water based fire protection system and fire pump inspection, testing and service contract. The contract is for two year period starting January 1, 2020. The motion passed unanimously.

Commissioner Clifford made a motion, seconded by commissioner Shea to award and authorize the contract officer to execute a contract to ATC Group Services LLC for the asbestos testing and monitoring contract. The contract is for a two year period commencing January 1, 2020. The motion passed unanimously.

Commissioner Campbell made a motion, seconded by Commissioner Shea to award and authorize the contract Officer to execute a contract to United elevator Company, Inc. for the elevator maintenance and repairs contract. The contract is for a two year period starting January 1, 2020. The motion passed unanimously.

Commissioner Clifford made a motion, seconded by Commissioner Morris to award and authorized the contract to Integrated Electrical Systems Inc. for the emergency electrical services contract. The contract is for a two year period starting January 1, 2020. The motion passed unanimously.

Commissioner Campbell made a motion, seconded by Commissioner Shea to award and authorize the contract Officer to execute a contract to Aspinwall Plumbing and Heating Co., Inc. for the emergency plumbing services contract. The contract is for a two year period starting January 1, 2020. The motion passed unanimously.

Commissioner Morris made a motion to award and authorize the contract officer to execute a contract to Stephco Cleaning and Restoration for the Carpet Cleaning Services Contract. The bids were opened on November 13, 2019, t. The contract is for a two year period starting January 1, 2020.

Commissioner Campbell made a motion, seconded by Commissioner Clifford to name Tony Rumble as "Employee of the Quarter". The motion passed unanimously.

Executive Director's Report

Mr. Marathas presented written reports on the Board on completed projects as well as ongoing projects. The Board commended Mr. Marathas for the work his is doing at the Authority.

There being no further business, Commissioner Shea made a motion, seconded by Commissioner Clifford to adjourn. The motion passed unanimously and the meeting adjourned at 6:15 p.m.