

**MINUTES OF THE
QUINCY HOUSING AUTHORITY BOARD MEETING**

A Regular Meeting was of the Quincy Housing Authority was duly called and held on Wednesday, September 15, 2021 at 5:00 p.m. at 80 Clay Street, Quincy, MA02170 and upon a call of the roll, the following Officers were found Present and Absent:

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

Pledge of Allegiance

The Pledge of Allegiance was led by the Executive Director.

Mr. Marathas took a moment to recognize Mark Kennedy, who was awarded employee of the quarter at the last Board meeting. Mark donated his award money to the Susan G. Comen foundation in his wife's name. Mark treats all tenants with respect, maintains productivity with staff and maintains efficiency.

Approval of Minutes of the August 18, 2021 Regular Board Meeting

Commissioner Clifford made a motion, seconded by Commissioner Campbell, to approve the Minutes of the August 18, 2021 Regular Board Meeting. The motion passed unanimously.

Approval of Minutes of the August 26, 2021 Special Board Meeting

Commissioner Clifford made a motion, seconded by Commissioner Campbell, to approve the Minutes of the August 26, 2021 Special Board Meeting. The motion passed unanimously.

Residents' Council for the Elderly/Disabled Residents of the QHA

Kevin Matta said that he did not have anything to report and that all was going well.

Maintenance/Mod

Commissioner Campbell made a motion, seconded by Commissioner Shea, to approve a Three Month Extension to the contract with Ari Locksmith to provide Locksmith Services for all properties managed by the Quincy Housing Authority. The current

contract is scheduled to expire on September 30, 2021, this extension will extend the expiration date to December 31, 2021. The motion passed unanimously.

Commissioner Clifford made a motion, seconded by Commissioner Campbell, to approve a Three Month Extension to the contract with Frank Lamparelli Oil Co., Inc. to provide HVAC Repair Services for all properties managed by the Quincy Housing Authority. The current contract is scheduled to expire on September 30, 2021, this extension will extend the expiration date to December 31, 2021. The motion passed unanimously.

Commissioner Shea made a motion, seconded by Commissioner Clifford, to approve the Certificate of Substantial Completion (CSC) for Almar LLC for the Roof Replacement at Crowley Court, 667-1. The motion passed unanimously.

Commissioner Campbell made a motion, seconded by Commissioner Clifford, to approve the Certificate of Final Completion (CFC) for Almar LLC for the Roof Replacement at Crowley Court, 667-1 and authorize Final Payment in the amount of \$13,645.00. The motion passed unanimously.

Finance

Grace McAuliffe was not present this evening, and the Commissioners did not have any questions on her written report.

Executive Director's Report

Mr. Marathas reported on the following:

Robert Cambra Jr. has been hired as a Laborer.

Michael Shaw has been hired as a Laborer.

Lisa Dunn has been promoted to Occupancy Specialist.

Jean Wahlberg has been hired as a Leasing Officer.

Marianne Correia is retaining her role as Leased Housing Supervisor.

Robin Lamparelli has been hired as a Tenant Selector, as our current Tenant Selector, Lori Schilling has been promoted to Property Manager.

A Meeting with Private Adjuster and Insurance Companies regarding Sprinkler Damages at O'Brien Tower has taken place.

DEP site visit to O'Brien Towers, relocation of four tenants due to extensive unit damages.

Scheduling of rad HUD Office Kick Off conference call

DHCD Site visit to review management agreements and site improvements, overall housing discussions.

Set up voting locations at Sawyer Towers and O'Brien Towers.

Mr. Marathas informed the board of a destructive rampage that took place with a tenant at Pagnano Towers. We are moving to an emergency eviction with this tenant...

Mr. Marathas reported to the Board on the Field Day that took place last evening. There were four churches present who provided food to all attendees, a band, an Elvis impersonator, a bouncy house and pony rides for the children. The Day was a huge success, Mr. Marathas took a moment to thank the following staff who volunteered their time to work the field day:

Judy Morris
Christine Cunningham
Vanessa DeSousa
Mark Kennedy
Lisa Dunn
Dave Cerone
Dave Cahill
Carolyn Crossley
Laura Taylor
Terry champion
Joel Devlin
Steve spencer
Loris Schilling
Eugene Simpkins
Jean Freedman
Brigid Carroll
Catherine Gil

There being no further business, Commissioner Clifford made a motion, seconded by Campbell, to adjourn. The motion passed unanimously and the meeting adjourned at 5:28 p.m.

Respectfully submitted,

Terry Champion, Recording Secretary