

FALMOUTH HOUSING AUTHORITY
COMMISSIONERS BOARD MEETING MINUTES

Tuesday, March 2, 2021 at 4:30 p.m. via Zoom

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The Falmouth Housing Authority conducted a Special Session Commissioners Board Meeting on Tuesday, March 2, 2021 at 4:30 p.m. via a virtual meeting pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020. The public were invited to join the meeting by going to: Join Zoom Meeting <https://us02web.zoom.us/j/85430865262> ; Meeting ID: 854 3086 5262; or dial 1-646-558-8656, Meeting ID: 854 3086 5262; and following the instructions to join virtual meeting.

MEMBERS PRESENT: Patricia Favulli
Robert Mascali
Stephen Patton

STAFF PRESENT: Bobbi Richards, Executive Director
Kim Conn, Finance Director
Leslie Pearce, Assistant Director

OTHERS: Laura Bancroft
Carrie Gentile, Falmouth Enterprise

OPEN SESSION

Call to Order

At 4:35 p.m. Patricia Favulli called the meeting to order.

New Business

-Public and Tenant Representative comments - none

-Resignation – Commissioner Linda Howard, State Appointee

Ms. Favulli announced the resignation of Linda Howard, effective last week. The Governor's office will be reviewing applications for the position.

-Open Board positions Announcement and process to apply

Ms. Richards said that she had spoken with Michael Palmer, Town Clerk, about the second open position on the board. He requested that all tenants be informed of the vacancy which may be

filled by a tenant. This has been done and one tenant has expressed interest in the opening. Mr. Palmer said that the Select Board would appoint someone to this unfilled, non-state term.

-Public Hearings to review capital plans scheduled for state (3/16/21) and federal funded properties (4/20/21)

Ms. Richards noted that the date for the federal hearing was tentative.

Report of the Maintenance Department

-Harborview and Tataketa piping projects – Update

Ms. Richards reported that the scope of work assessment continues at Tataketa. Pipes continue to be repaired as leaks develop. Rehousing of tenants occurs when leaks develop and are being repaired.

Harborview's work schedule has been revised. The permit was issued last week. It is likely that demolition work will commence on Thursday or Friday. 12 leaks were repaired on Sunday with the maintenance department on site from 7:30 a.m. to 2:00 p.m. Last night 7 more leaks were reported all in the common area. It is anticipated that stacks 1 and 3 will begin on the 12th with 7 tenants being relocate.

-Change Order/Credit– Fall River Electrical Associates - Non application of loam and seed, credit of \$300 – VOTE

Ms. Richards explained that the vendor had proposed a \$300.00 credit in lieu of non-application of loam and seed. The architect's opinion was that this was reasonable.

Resolution 2020-149

Steve Patton moved to accept the credit of \$300.00 in exchange for work not completed. Robert Mascali seconded.

3-Ayes (Patton, Favulli, Mascali) 0-Nays

MOTION CARRIED

-Certificate of Final Completion – Fall River Electrical Associates - \$3,179.05 – VOTE

Resolution 2020-150

Steve Patton moved to accept the certificate of final completion for Fall River Electrical Associates for \$3,179.05 Robert Mascali seconded.

3-Ayes (Patton, Favulli, Mascali) 0-Nays

MOTION CARRIED

-Change Order – MCI Contracting, Inc. - Install and maintain polyethylene plastic at the 1st floor common hallway ceiling areas in select areas – \$14,352.02 – VOTE

Ms. Richards explained that the Board of Health had requested that areas under construction be covered when work was not being done. It was determined that the FHA maintenance department can do the work putting up the tarps on Friday evening when work was finished for

the week, so the \$14,352.02 charge can be withdrawn. All that remains is to pick up the product for covering.

Report of the Executive Director – Portfolio update

Ms. Richards reported that the FHA is moving forward with eviction notices. Multiple attempts to reach a long list of tenants, including multiple phone calls and multiple emails, have been unsuccessful.

Resolution 2020-151

At 4:54 p.m. Steve Patton moved to adjourn. Robert Mascali seconded.
3-Ayes (Patton, Favulli, Mascali) 0-Nays MOTION CARRIED

Relevant Documents

Letter of Transmittal from Fall River Electrical Associates, dated 2/11/21, includes operations manual

Change Order regarding Fall River Electrical (FRE) Associates – reduction of \$300, signed 2/22/21 by FRE

Certificate of Final Completion regarding Fall River Electrical Associates

Winslow Architects – As Built Drawings regarding Fall River Electrical Associates – Harborview Admin Generator

Change Order no. 5 – MCI Contracting regarding Poly sheeting application for Harborview Piping project