

MIDDLEBOROUGH HOUSING AUTHORITY
Board of Commissioners' Meeting
Community Room, 8 Benton St., Middleboro, MA
Wednesday November 16, 2022

Present: Chairman Thomas White, Robert Eatherton, Mark Pitts, Veronica Haywood, Nancy Thomas
Absent: None
Also Present: Maria Angel Medeiros, Sherry Larson, Suzanne Reynolds

1) CALL TO ORDER

Chair White called the meeting to order at 4:00 PM

2) PLEDGE OF ALLEGIANCE

The meeting began with the Pledge of Allegiance.

3) MINUTES

The minutes of the October 19, 2022 were reviewed. Amendment requested by Chair Thomas White. He would like an amendment to reflect that although he had said he would like ED Medeiros to let him know when she was going to use comp time, he states that he is aware that currently there is no "comp-time" policy in place. Therefore, he would like the sentence stricken from October 19, 2022's Minutes of Meeting. Motion by Chair White to approve the October 19, 2022 minutes as Amended. Motion to vote by Chairman Thomas White.

By: Chair Thomas White Second by: Commissioner Veronica Haywood VOTE: 5-0-0

4) CHAIR UPDATE

The chair begins by discussing the review of ED Medeiros. He is reminded by Board members that part A of the Agenda needs to be discussed. He reviews the agenda and addresses part A. Then he apologized to the Board for jumping ahead.

A) Discussion, Nominate and Vote on Replacement of Vice Chairman: Chair White then presents Nomination and Voting on Replacement of Vice Chairman. Chair White reads the bylaws of Middleboro Housing Authority page 3, section 9. Chair White states that we are "late in doing so", but that anyone can nominate themselves or be nominated if they are interested in a seat. The previous Vice chairman resigned at the end of his term in June, 2022. Commissioner Nancy Thomas reads a statement, regarding expired terms. She states that we are "5 months past due for election of officers." She further states that (3) officer's seats have expired. (Chairman, Vice Chairman, and Treasurer.) She further goes on to say that two officers are still holding expired seats. Chair White responds "I don't think that is correct but we can find out before the next meeting" Chair White asks Commissioner Thomas, if she remembers the last time they selected officers, and if she, herself "remembers making a motion to have all current officers remain in their seats?"... Commissioner Thomas hands Chair White the Minutes of Meeting from June 16th, 2021 in which it is recorded, that a reorganization vote had taken place and it was a unanimous vote to keep officers in their current seats. After reading it to the Board aloud, Chair White states "I would be happy to add that to the agenda at the next meeting." Veronica Haywood then asks "why can't we do this tonight?" Chair White states, "It's not on tonight's agenda." Commissioner Haywood responds "Didn't I ask you to put it on the agenda?" Chair White responds, "Yes, you did." Chair White states "So, now I have been corrected. I will add that to the next meetings' agenda." Commissioner Thomas asks, "Don't we need to make a motion to add this to the next agenda?" Chair White concurs. A motion is then presented by Commissioner Thomas to hold nominations and elections at December's meeting.

By Commissioner Nancy Thomas
Veronica Haywood was a “No”

Seconded by Mark Pitts VOTE 3-0-1
Motion passes.

Commissioner Veronica Haywood disagrees with Chair White and further goes on to say “I’m sorry Chair White, but I think you are wrong.” Chair white responds, “Ok, well... if you think I am wrong... it’s not on the agenda” Commissioner Haywood then responds, “Why is it not on the agenda... because you refused to put it on the agenda?” Chair White responds...” I certainly did, and I have every right to refuse to...but I am not getting into a contest with you.” Treasure Bob Eatherton is then re-contacted via zoom. Chair White begins to recap the recent minutes that Mr. Eatherton has missed. Chair White then agrees that Commissioner Veronica Haywood had requested that “I add it to the agenda, and I did not.... and I was wrong.” Treas Eatherton then verbally responds to the vote in agreement. Commissioner Haywood asks why it hasn’t been added to tonight’s agenda since she has been requesting it numerous times. Chair again responds, “It is not on the agenda.... It was an error.” Commissioner Haywood then states “So, you’re admitting to an error, can’t you un-do the error by holding the election tonight?” Chair White responds, “I ‘m unprepared, we are going to do the elections at the next meeting.” Chairman White then re-announces the Motion to hold elections at the next meeting, taking the vote once again. And again, all were in favor except Veronica Haywood, who voted no.

Chair White then proceeds with tonight’s agenda to Vote on Replacement of Vice Chairman, since it is on the agenda for tonight’s meeting. Commissioner Nancy Thomas nominates Commissioner Mark Pitts as Vice Chairman.

By Commissioner Nancy Thomas Seconded by Chair Thomas White VOTE 5-0-0
Vice Chairman Mark Pitts is congratulated in a unanimous vote.

- B) Vote to Move Review of ED Maria Medeiros: Chair Thomas White states that he feels a review for ED Medeiros should be slated for January 2023, instead of December 2022, stating that the evaluation and review process needs to be solidified amongst Board Members. A discussion of how to form a template was introduced. Chairman White would like all Board Members to review personnel policies, and he would like a template approved at the December 2022 Board Meeting. Chair Thomas White extends an invitation to all Board Members to call DHCD if there are questions about process that they specifically would like to discuss. He states that the DHCD is also in agreement with a 6 month review as well as an annual review for ED Medeiros. Chair White then Motions to have the ED Review to December 2022 Meeting: Vice Chair Mark Pitts states that a criteria should be agreed upon, and a template needs to be decided on collectively. Chair then re-motions to have the late review of ED Medeiros in January 2023.

Motion by Chair Thomas White Seconded by Treasurer Bob Eatherton VOTE 3-2-0
VP Mark Pitts, Treas. Bob Eatherton, and Chair White all Yay’s

Commissioner Veronica Haywood, and Commissioner Nancy Thomas voted Nay
A Second Motion presented by Chair Thomas White to prepare a template for the ED 6 month review at the December 2022 meeting. Vice Chair Pitts will email members with a template prior to the December meeting. As he works with other non-profit groups and they have templates that may be usable. Chairman Thomas White also says a Special Meeting isn’t out of the question as well. Motion to form a template for the ED Review at the December 2022 Board Meeting

By Chair Thomas White Seconded by Commissioner Veronica Haywood VOTE 4-1-0
Comm. Nancy Thomas was a Nay.

- C) Discussion and Vote on Obtaining Copies of ED Medeiros ’payroll: Chair Thomas White asks the Board to agree to ask for and obtain pay roll records for the ED since June 1, 2022. He asks

for an explanation of any time she spent elsewhere or off premises. Chair White asks for a discussion on this. Chair Thomas White and Treas. Bob Eatherton both sign the timesheets. Comm. Haywood asks why he would need to obtain copies, if he signs and views ED Medeiros's time sheets every two weeks. Chair Thomas White states that after speaking with Driscoll and Driscoll (who represent the Authority), he realizes that he can't ask for the time sheets independently, without the Board also voting for the same. He also states that he could look into the matter as a private citizen. He also states that although he reviews and signs the timesheets, he has doubts, to which ED Medeiros states she is feeling "targeted, and harassed" A discussion follows. A Motion by Chair White to "obtain records of ED Medeiros Timesheets." is presented, temporarily, before more discussion occurs. There was no vote taken at this time.

Specific dates and times are then read aloud by Chair White. ("The first week of June", 2022, 6/29/22, "Training in August" 8/30/22, 9/1/22, 9/2/22, 9/18/22, 9/19/22, 9/20/22, and 10/21/22) are the dates that Chair White is questioning. ED Medeiros then responds. She asks if the dates were 'given' to Chair White, and if so, "was it from office staff?" Commissioner Haywood responds that she feels ED Medeiros is being "witch hunted" after Chair White states that staff will be questioned regarding the dates and times that ED Medeiros has been away from the office. She does not agree to the ongoing concerns that Chair Thomas White has towards ED Medeiros. Comm. Nancy Thomas states that the previous ED was not so closely monitored. Vice Chairman Pitts asks Treas. Bob Eatherton if he was ever unsure about signing ED Medeiros's timesheets. Vice Chair Pitts states that any 3rd party whom is feeding information like this to the Chair White is wrong in doing so... and that it feels like a lot of "micro-managing." Chair White states he intends to pursue "another avenue" as a private citizen. Motion to Vote- To obtain copies of ED Medeiros's payroll records starting June 1, 2022, and obtain from ED Medeiros, an explanation of time she has spent elsewhere (other housing authorities) and attended trainings she attended while on payroll as outlined in the ED Contract.

By Chair Thomas White

Seconded by NONE

No vote taken. Discussion over.

- D) Discussion on Fiscal Management as outlined in ED Contract: Chair Thomas White discusses the Fiscal Management outlined in ED Contract. Stating that a 100,000 dollar (and change) CD was recently "rolled-over" at a better rate 'without" the Board's knowledge. Chair White begins to read aloud the page 15 no.4 of the ED contract, regarding Fiscal Management. "The ED shall be responsible for the care and custody of all funds of the authority and for the prudent management of the resources of the authority. The ED oversees all bookkeeping, accounting, and financial including, but not limited to: A) Deposit of all funds of the authority in the name of the authority in the name of such bank or banks as the Board selects." ED Medeiros states that the "signing" of the rollover occurred via an email from the originating bank, and "it was a digitized Docu-Sign." ED Medeiros says she signed it, and rolled it over electronically at the same Bank that had previously been chosen by the Board, and was not intending to hide anything from the Board. Chair White suggests that moving forward ED Medeiros notify the Board with any financial matters prior to making decisions. Discussion then continues.... Chair White reiterates that the Minutes of Meeting will reflect all language of the contract, and further states that ED Medeiros will agree to follow her contract. ED Medeiros then states that it appears that Chair White is suggesting in a "Public-Forum" that she doesn't follow contracts. She states that the Financials are given to Board Members at each meeting. Additionally stating that the CD information was included in those financials. No vote was taken. No motion made.

List of Documents and other Exhibits used by The Body at The Meeting

1. Minutes October 19, 2022
2. Financials
3. Maintenance Reports
4. ARPA contract
5. Final Bill – Nemasket Roof Project