

MIDDLEBOROUGH HOUSING AUTHORITY
Board of Commissioners' Regular Meeting
Community Room, 8 Benton St., Middleboro, MA
Wednesday, December 14, 2022

Present: Veronica Haywood, Mark Pitts, Nancy Thomas, Robert Eatherton (via Zoom),
Absent: Chair Thomas White
Also Present: Executive Director Maria Angel Medeiros, Admin Asst/Receptionist Suzanne Reynolds

In the absence of the Chair, Vice Chair Pitts called the meeting to order at 4:00 PM. The meeting began with the Pledge of Allegiance.

REORGANIZATION OF MHA BOARD OF COMMISSIONERS

Ms. Thomas nominated Ms. Haywood for the office of Chair. As there were no other nominations, the Vice Chair called for a vote. VOTE: 4-0-0

Chair Haywood nominated Ms. Thomas for the office of Treasurer. The Director said, "I wanted to keep Bob as Treasurer as well. Can we have two treasurers?" The answer was "no." It was unclear why the Director preferred to keep Mr. Eatherton as Treasurer in light of the fact he lives in Florida during the winter months. As there were no other nominations for Treasurer, the Vice Chair called for a vote.

VOTE: 4-0-0

Vice Chair Pitts nominated Mr. Eatherton for the office of Assistant Treasurer. As there were no other nominations, the Vice Chair called for a vote.

VOTE: 4-0-0

UNAPPOINTMENT OF AUTHORITY'S STATUTORY REPRESENTATIVE TO THE COMMUNITY PRESERVATION COMMITTEE

MOTION: To unappoint Tom White as the Authority's statutory representative to the town's Community Preservation Committee.

By: Ms. Thomas Second By: Ms. Haywood

VOTE: 4-0-0

MINUTES

The minutes of the Regular Meeting of 11/16/2022 were reviewed.

MOTION: To approve the 11/16/2022 Regular Meeting minutes as presented.

By: Ms. Haywood Second By: Mr. Pitts

VOTE: 4-0-0

FINANCIAL REPORTS

The financial statement through October 31, 2022 were reviewed.

MOTION: To accept the financials through October 31, 2022 as presented.

By: Ms. Haywood Second By: Mr. Pitts

VOTE: 4-0-0

MAINTENANCE REPORT for November 2022 was reviewed.

Chair Haywood questioned the Director about bed bugs. The Director said they are in two units. Mr. Eatherton commented that means it is worse than previously when they were in only one unit.

EXECUTIVE DIRECTOR'S REPORT

1. Cost for replacement keys. The Director wants the charge for a replacement key to be five dollars. Ms. Thomas informed the Director there is a Replacement Key Policy in effect. She seemed surprised by this. It will be put in next month's meeting packet.
2. Creative Place Making project - will create their punch list. The project should be completed in two weeks.

contract. The Director said she e-mailed it, but Ms. Thomas insisted on receiving a hard copy. The Director provided her with one at the meeting.

MOTION: To dismiss any conversation on comp time for all staff.

By: Ms. Haywood

Second by: Mr. Pitts.

VOTE: 3-1(Mr.Eatherton)-0

OLD BUSINESS

- A. Fire Alarms – Heat sensors need to be installed at Riverview. Pull cords at Nemasket need to be replaced. Most places are doing away with pull cords. On hold for now.
- B. Final Review Process of the Director – Mr. Pitts stated he was trying to be helpful with providing a possible template, but we need to start fresh again. Mr. Eatherton stated that the January meeting was voted to be the meeting to evaluate the Director. Formulating a template had been voted for today's meeting.

MOTION: To revisit this subject at a future meeting.

By: Mr. Pitts

Second by: Ms. Thomas

VOTE: 4-0-0

Chair Haywood made a brief statement that she appreciated the previous Chair Tom White's service to the Board and wanted to recognize his efforts.

The next Regular Meeting is scheduled for Wednesday, January 18, 2023 at 4:00 PM.

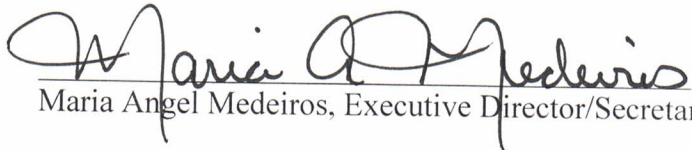
MOTION: To adjourn the Regular Meeting. The meeting was adjourned at 5:07 PM.

By: Ms. Thomas

Second By: Mr. Pitts

VOTE: 4-0-0

Respectfully Submitted:


Maria Angel Medeiros, Executive Director/Secretary