

MIDDLEBOROUGH HOUSING AUTHORITY
Board of Commissioners' Regular Meeting Minutes
Community Room, 8 Benton St., Middleboro, MA
Wednesday, April 19, 2023

Present: Veronica Haywood, Nancy Thomas, Joseph Mandile, Scott Bernard
Absent: None
Also Present: Executive Director Maria Angel Medeiros

Chair Haywood gavelled the meeting to order at 4:00 PM. The meeting began with the Pledge of Allegiance.

CHAIR UPDATE

Chair Haywood welcomed new Board members Joseph Mandile and Scott Bernard. Commissioner Thomas asked if Chair Haywood would recognize and thank the previous commissioner Robert Eatherton who was present in the audience. Chair Haywood thanked Mr. Eatherton for his time of service on the MHA Board.

REORGANIZATION OF MHA BOARD OF COMMISSIONERS

Due to the two newly-elected commissioners, Mr. Mandile requested reorganizing the Board. Chair Haywood said no because it is not on the agenda. Ms. Thomas asked Mr. Mandile if that was a motion. Chair Haywood stated, no, it was a suggestion. Ms. Thomas stated "I'll make that motion." Ms. Medeiros stated it is not on the agenda, and the by-laws state that the election is for one year. Chair Haywood read from November minutes that the Annual meeting was to be held in December, and reorganization was held at the Annual meeting. Ms. Thomas stated there was a motion and a second on the floor. Tom White spoke out from the audience, "Point of order Ms. Chair, may I be recognized?" Chair Haywood said yes. Mr. White stated, "Seems like you're taking orders from the Executive Director, and you are the chair and run the meeting, not the Director." Chair Haywood stated yes, and I've already stated it is not on the agenda and we cannot do it. Mr. Mandile asked what was the violation to the Open Meeting Law and if Ms. Medeiros could state the law. She stated she would get it in writing from legal counsel. Ms. Thomas asked if she could read from the Open Meeting Guide, which states that although the public body may consider a topic that was not listed on the meeting notice, the Attorney General's office strongly encourages public bodies to postpone discussions that are controversial or of particular interest to the public. Ms. Thomas stated, "I do not think a Board reorganization is controversial." Ms. Thomas further stated, "It's not like anyone is going to see it on TV and say, 'Oh, if I had known they were reorganizing, I would have been there.'" Ms. Thomas stated the Executive Director is not a member of the Board and has no vote; it is an internal matter between and amongst the Board, and does not involve the Executive Director. When Ms. Medeiros continued to argue against holding a Board reorganization, Ms. Thomas asked her, "Why are you still speaking? This has nothing to do with you." Ms. Thomas repeated that there was a motion and a second on the floor which needed to be dealt with. Chair Haywood stated, "Ok, Nancy, deal with it." Mr. Mandile prompted Chair Haywood to call for a vote on the motion.

Motion: To reorganize the Board.

By: Ms. Thomas Second By: Mr. Mandile **VOTED:** 2-1(Chair Haywood)-1(Mr. Bernard)

As she is the Board's Secretary and not a member of the Board, Ms. Thomas asked Ms. Medeiros to call for nominations for Chair. Ms. Medeiros stated she did not have the "script." Ms. Thomas stated, "Just say 'I call for nominations for Chair.'" Ms. Medeiros stated she would not call for the nominations. She said, "I have had a conversation with legal because I knew this would come up and was advised it would violate the Open Meeting Law." Tom White nominated Nancy Thomas for Chair. Ms. Thomas asked Mr. White to ask if there are other nominations. Mr. Mandile stated it needs to be asked three times.

There were no other nominations, so Chair Haywood called for a vote.

VOTED: 2-1(Chair Haywood)-1(Mr. Bernard)

Mr. Mandile nominated himself for Vice-Chair. After calling for nominations for Vice-Chair an additional two times, Chair Thomas called for a vote.

VOTED: 3-0-1(Mr.

Bernard)

Mr. Mandile nominated Scott Bernard for Treasurer. After calling for nominations for Treasurer an additional two times, Chair Thomas called for a vote.

VOTED: 3-0-1(Mr. Bernard)

MINUTES

The minutes of the Regular Meeting of 12/14/2022 and the Special Meeting of December 28, 2022, were reviewed.

MOTION: To approve the Regular and Special Meeting minutes as presented.

By: Ms. Haywood Second By: Ms. Thomas **VOTED:** 2-0-2(Mr. Bernard and Mr. Mandile)

FINANCIAL REPORTS

The financial statements through February 28, 2023 were reviewed.

FY23 BUDGET

Chair Thomas questioned the proposed purchase of a second truck with a plow. Ms. Medeiros explained the MHA spent \$50,000 on an outside contract for snow removal and she wants to have the snow removal done in-house by staff. Vice-Chair Mandile asked how much snow removal does the maintenance staff perform if they do not have equipment. Ms. Medeiros confirmed with Maintenance Supervisor Dave Fongezallaz that they have snow blowers but not a sander/salter. The current contract would cover sanding and salting. Mr. Mandile requested the Fee Accountant to go over the budget as they are new. Ms. Medeiros stated that the Fee Accountant would be attending the May meeting. Chair Thomas suggested a special meeting before the May meeting to review the FY23 Budget with the accountant. Ms. Medeiros stated she would schedule for the following week at 4:00 PM and will confirm on the day by e-mail to the members when the Fee Accountant is available.

Motion: To table the discussion on the purchase of a truck with plow until the next meeting.

By: Mr. Bernard Second By: Ms. Haywood **VOTED:** 4-0-0

MAINTENANCE REPORT for March 2023 was reviewed.

EXECUTIVE DIRECTOR'S REPORT

1. Vacancy. Section 8 (3) Lease up for 5/23(4) Issuance of Vouchers searching (2) Annuals @148voucher; Riverview (1) Anticipated in May
2. DHCD Sustainability Grant – New toilets at Archer Court and Nemasket
3. Riverview Projects:
 - D&D: Lighting updated and added for safety
 - Three cameras added at request of former Board member Mr. Eatherton
 - A& A: Heat detectors contract
 - TBA: Updating back and side stairway and garage doors
 - Maintenance garage project – will be meeting with TBA
4. Pull chains Nemasket and 689-1
5. Residences at Nemasket River: The last 3 homes have signed Purchase and Sale Agreements

6. Performance Management Review for Riverview: We received correction action on the year-end certification submission
7. Creative Space Making Project: Community Building at Nemasket was completed on April 3rd.
8. Nemasket Residents' Meeting on May 3rd will be introducing Resident Services Coordinator Shannon White and Jen Camp will speak on getting the Nemasket Tenants' Organization re-activated
9. Archer Court Heat Pumps: Director will be meeting Justin from TBA on 5/3 and roofs at Archer Court

Vice-Chair Mandile requested to assign a Board member to the Community Preservation Committee be added to the next Board agenda and to add "Items to be followed" on the next Board agenda.

OLD BUSINESS

Training with Driscoll & Driscoll to get back to the Board with some dates.

A Special Meeting to further discuss the Budget will be scheduled when the new Fee Accountant is available.

The next Regular Meeting is scheduled for Wednesday, May 17, 2023 at 4:00 PM.

MOTION: To adjourn the Regular Meeting. The meeting was adjourned at 5:19 PM.

By: Mr. Mandile

Second By: Mr. Bernard

VOTED: 4-0-0

Respectfully Submitted:

Maria Angel Medeiros, Executive Director/Secretary

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

1. Minutes December 15, 2022, & December 28, 2022
2. Financials
3. Authority's Proposed Budget for Fiscal Year 2023