

## ACTON HOUSING AUTHORITY

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*Barbara Brown*  
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Minutes of the Regular Meeting, November 9, 1987, 7:30 pm, 68 Windsor Avenue.

Attendance: Marlin Murdock, Joseph Mercurio, James Sargent, Jean Schoch.

Absent: Barbara Yates

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30pm.
2. The Minutes of the Regular Meeting, 19 October 1987, were approved.
3. Joseph Mercurio moved that Voucher # 47 be approved. James Sargent seconded the motion and all members voted to approve.
4. Executive Director's Report
  - A. On-Call Compensation of Maintenance Staff- EOCD's memo regarding on-call of maintenance personnel was discussed. The Executive Director will direct the maintenance staff that all overtime authorization must be approved by the Administrative Staff prior to working.
  - B. Great Road Apartments Condominium Application - The Board reviewed the Executive Director's letter requesting the Selectman's authorization to allow the Authority to negotiate four(4) 2 bedroom units rehabed with the Developer.
  - C. State Lease Regarding Guests in State Housing - The Board reviewed a letter sent to the Middlesex News, Letters to the Editor, regarding a guest staying in a unit owned by the Acton Housing Authority. The Executive Director had met with the tenant prior to receipt of this letter and had discussed the State's Lease Regulations. The tenant realizes at this point that guests can not stay in State Housing longer than three(3) weeks.
  - D. EOCD's Fall Conference - The Board reviewed the agenda for the Annual Housing Conference to be held on November 13,& 14 in Danvers.
  - E. 187 Great Road Condominium Association - The Executive Director has given a unit owner the Authority's proxy vote for the annual condominium meeting.
  - F. James Sargent moved that the Acton Housing Authority accept the Single Audit Report submitted by Paul Martino and request HUD's approval to pay \$2,250.00 for services rendered. Joseph Mercurio seconded the motion and all members voted in favor.

- G. Authority's responsibility for repair of dishwashers - The Board reviewed a request by a tenant that the Authority pay a service charge for the repair of the dishwasher. The Executive Director was instructed by the Board to explain to the tenant that dishwashers are not covered by the general maintenance services provided by the Authority for 705 Housing.
- H. RoseStone Development - The Developer anticipates breaking ground December 1st. Barbara Yates will work with the Trustees of Parker Village to keep lines of communication open.
- I. Payment in Lieu of Taxes - The Authority has requested abatements on all of the property owned by the Authority.
- J. Community Development Corporation - The Committee is meeting with Developers to look at possible developments in the future. Naomi McManus and Barbara Yates are on the Board of Directors representing the Authority.

## 5. Old Business

- A. McCarthy Village - There continue to be heating problems in the elderly units. N.B.Kenny, the Architect and the General Contractor, are working to resolve the heating issues. There is still a problem regarding the site and water runoff. EOCD has authorized the Authority to go out to bid for regrading. The Architect, Italo Visco, is investigating as to how the Authority should proceed.
- B. Eliot House - The Board reviewed the letter sent by the Building Commissioner detailing, from their perspective, the reasons that an Occupancy Permit was not issued on October 1st. It was the sense of those present that the Executive Director write a letter to the General Contractor outlining the Authority's position regarding the denial of the Occupancy Permit on October 1st.
- C. Chapter 707 SRO Application - The Authority has not been notified on the status of their joint application with DMH for funding.
- D. State Appointee to the Authority's Board of Trustees - Joseph Mercurio suggested that the Board consider submitting his name as the possible replacement as the State Appointee. The Board deferred until EOCD could be contacted on the feasibility of Joseph Mercurio's suggestion.

## 6. New Business

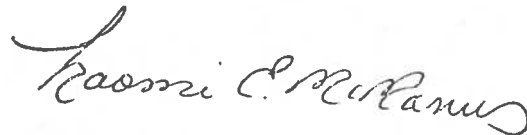
- A. Joseph Mercurio moved that the Acton Housing Authority sign the amended 667-1 ACC for Windsor Green. The contract will increase from \$2,392,000.00 to \$2,642,000.00. Jean Schoch seconded the motion and the Chairman called for a roll call vote.

	<u>Ayes</u>	<u>Nayes</u>
-		
Marlin Murdock	yes	
Jean Schoch	yes	- 0 -
James Sargent	yes	
Joseph Mercurio	yes	

Motion carried unanimously.

- B. Jean Schoch moved that the Acton Housing Authority sign the lease with Eliot Community Mental Health Agency for 27 Concord Road. Joseph Mercurio seconded the motion and all members approved.
7. The Regular Meeting adjourned at 9:00pm.
8. The next Regular Meeting is scheduled for November 23, 1987 at 7:30 pm.

Respectfully Submitted,



Naomi McManus  
Executive Director