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MILLBURY, MASS.

# Millbury Housing Authority

## Minutes

November 17, 2021

Meeting convened at 1:00pm

Present: Frances Gauthier, Sherry Forleo, Veronica Wood, Virginia Yasko

Absent: Lucy Chabot

Others attending: Thomas Joy by phone

Tom Joy discussed the financial statements and any questions were answered. He stated that the budget was right on, and we had 51% in reserves.

Motion by Veronica Wood, seconded by Sherry Forleo to accept the September 2021 Consolidated Voucher Report in the amount of \$126,837.09. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Sherry Forleo to accept the September, 2021 MRVP Report in the amount of \$1,830.00. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Sherry Forleo to accept the October 2021 Consolidated Voucher Report in the amount of \$122,608.84. All in favor. Motion carried unanimously.

Motion by Sherry Forleo, seconded by Veronica Wood to accept the October MRVP Voucher in the amount of \$1,830.00. All in favor. Motion carried unanimously.

Virginia Yasko stated that she couldn't take the Board member training because she was in the hospital, and never received notification. Carol stated that she might have had an incorrect email. The forms were distributed at a prior meeting.

Motion by Veronica Wood, seconded by Sherry Forleo to accept Amendment #13 in the amount of \$352,353.00 for project #186101 for asbestos removal and project #186104 for the energy sustainability initiative. All in favor. Motion carried unanimously.

Motion by Veronica, seconded by Sherry Forleo to accept the Abandoned Unit Policy as written. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Sherry Forleo to complete rent re-determinations for all 667 elderly and under 60 disabled units on a biennial schedule. All in favor. Motion carried unanimously.

Motion by Veronica Wood, seconded by Virginia Yasko to write off 2 rents in the amount of \$2.00 and \$9.00. All in favor. Motion carried unanimously.

Carol discussed the tenant survey stating that out of 37 surveys sent only 8 tenants responded. She stated that the Chair received a copy, and the results were not going to be published.


Carol made the Board aware that the older of the authority pick up trucks didn't pass inspection because the doors were rotted. Mike Michalak offered to take the truck home for a weekend and repair the doors charging the authority for materials only. The truck now has an inspection sticker, and Carol stated that if any members run into Mike to give him kudos and a thumbs up. We need to start thinking about purchasing a new truck in the near future.

Motion by Veronica Wood, seconded by Virginia Yasko to set policy dis-allowing the sale of anything by tenants or anyone else on Authority property, and to dis-allow leaving items in the community rooms for tenants to take if they so desire. This includes new/and or old items that a tenant or anyone else is discarding. All in favor. Motion carried unanimously.

Virginia Yasko brought up questions regarding the responsibilities of the Director and the Board that Carol and the Board members answered.

Meeting convened at 2:30pm  
Next meeting on 12/8

Respectfully Submitted,

  
Frances Gauthier

  
Carol A. Smith

*Veronica A. Wood*

Veronica Wood

*Lucy Chabot*

Lucy Chabot

*Sherry Forleo*

Sherry Forleo

Virginia Yasko