



EAST BRIDGEWATER HOUSING AUTHORITY

100 PROSPECT STREET
EAST BRIDGEWATER, MASSACHUSETTS 02333

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MINUTES
REGULAR MONTHLY MEETING
March 8, 2022
9:00 A.M.

The East Bridgewater Housing Authority held its regular monthly meeting on Tuesday, March 8, 2022 with said meeting called to order at 9:00 a.m. by Chairman Larry Davidson. The Board Members met at 38 Riddell Road.

Board Members Present:	Larry Davidson	Chairman
	Sandra Luddy-Ross	Treasurer, Clerk
	Brenda Kozuch	Assistant Treasurer
	Noreen Cahill	Member
Board Members Absent:	Christine Butler	Vice Chairman
Others Present:	Leslie Lundstrom	Executive Director
	Suzanne DeRienzo	Administrative Assistant

A tenant sent correspondence on Tony's behalf thanking him for completing a work order and another tenant sent correspondence on Rob's behalf to offer praise after meeting him.

Rob presented the Maintenance Report for February, 2022. There were 36 work orders generated and 37 completed. Bruce McKean painted apartments 23-7 & 65-8. Patriot Services cleared clog in apartment 77-7 & 77-8. Fred Tully replaced faucet and shut off valve in apartment 23-5. M.J. Connors secured side of building until he can repair vinyl at 95 Prospect Street. Burgess Pest Control completed a service call at 45 Prospect Street. Mass Floors replaced vinyl plank flooring in G-03. Taunton Housing Authority Maintenance assisted with sheetrock repair and painting in G-03, 103 and the first- floor hallway at 100 Prospect Street. They also bled the water lines for heating system in apartment 102 and assisted with turnover tasks at 74 Prospect Street. Mazdek replaced a tub surround at 74 Prospect Street. Snow removal was completed for the month of February. Bob Graham changed the oil in the F-350 truck. Bob Graham also changed the oil in the F-250 truck and replaced inspection sticker.

M/Luddy-Ross, S/Kozuch. Motion to approve the Maintenance Report for February, 2022 as presented. Unanimous vote.

The Office Repairs Project #083054 contractor Damazio Builders, Inc. are awaiting the building permits to begin office repairs.

The East Bridgewater Housing Authority Annual Plan F/Y 2023 was discussed. There were no comments received since it was posted January 6, 2022.

M/Luddy-Ross, S/Cahill. Motion to approve the East Bridgewater Annual Plan for F/Y 2023 as presented. 4 ayes, 0 nays.

The Annual Report for the Town of East Bridgewater was discussed.

M/Cahill, S/Luddy-Ross. Motion to submit the Annual Report for the Town of East Bridgewater to the Board of Selectmen as printed. Unanimous vote.

The Budget Revision for Y/E 2022 for the 400-1 and 689-1 was submitted for approval.

M/Luddy-Ross, S/Kozuch. Motion to approve the Budget Revision for Y/E 2022 for the 400-1 program. Unanimous vote.

M/Luddy-Ross, S/Kozuch. Motion to approve the Budget Revision for Y/E 2022 for the 689-1 program. Unanimous vote.

Leslie discussed the Board of Health Correction Order received on February 15, 2022. All insufficiencies have been addressed. There were no conditions that may endanger or materially impair Health or Safety pursuant to 105 CMR 410.750 found at the time of inspection.

The State Labor and Industry rates have been revised effective April 1, 2022. The Maintenance Custodian Laborer base rate increased to \$27.84 per hour, and the Maintenance Mechanic Laborer base rate increased to \$30.35 per hour.

M/Luddy-Ross, S/Cahill. Motion to accept the revised salary base rate for the Maintenance Custodian Laborer at \$27.84 per hour and the Maintenance Mechanic Laborer base rate of \$30.35 per hour effective April 1, 2022. Unanimous vote.

New contact lists were distributed to the Board with new Board Member information on them as well as new staff information.

The Minutes of February 8, 2022 were presented.

M/Kozuch, S/Cahill. Motion to approve the minutes of February 8, 2022 as presented. Unanimous vote.

The Executive Director's Report for February 2022 was presented. There were 3 vacancies as of February 28, 2022 and no new leases were signed. There were no credits issued. The number of applicants on wait list as of February 28, 2022 were 8,481. Leslie Hired Suzanne DeRienzo for the Administrative Assistant position and Robert Wilson for the Maintenance Mechanic/Laborer position. Both employees started on February 21, 2022. Leslie had a webinar training with ITC Translation on February 11, 2022. Leslie attended a Fair Housing Plan webinar presented by Bill Halfpenny and Emily Moss on February 23, 2022. The Commonwealth of Massachusetts is providing the Housing Authority with 540 test kits for residents and staff of the Housing Authority. Leslie went out to bid for vinyl plank flooring for a 667 vacant unit. M.J. Connors

won the bid at \$6950.00. The Annual Spring Conference will be held May 22 – 25, 2022 at Sea Crest Beach Hotel in Falmouth, MA.

M/Luddy-Ross, S/Cahill. Motion to approve the Executive Directors report for February, 2022 as presented. Unanimous vote.

The Check Register and Employee Earnings reports through March 8, 2022 were discussed.

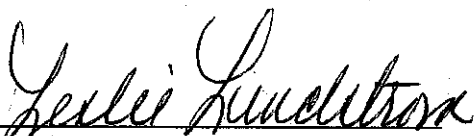
M/Luddy-Ross, S/Cahill. Motion to approve the Check Register through March 8, 2022 as presented. Unanimous vote.

M/Luddy-Ross, S/Cahill. Motion to approve the Employee Earnings Record through March 8, 2022 as presented . Unanimous vote.

The Accountant's Report through January 31, 2022 was presented.

M/Luddy-Ross, S/Kozuch. Motion to acknowledge the Accountant's Report through January 31, 2022. Unanimous vote.

M/Kozuch, S/Cahill. Motion to adjourn the meeting at 9:38 a.m. Vote unanimous.


Executive Director

Attested 
Sandra Luddy-Ross, Clerk