

A regular meeting of the Plymouth Housing Authority was held on Monday, January 14, 2019 at 9:30 a.m. at Cherry Hill, 128 Court Street, Plymouth, MA. The following were in attendance:

Douglass Gray, Chairman
Jeffrey Metcalfe, Vice Chairman
David Ward, Treasurer
Nicole Long, Commissioner
Russell Shirley, Commissioner

Dede Riendeau, Executive Director
Chris Plourde, Facilities & Modernization Manager

Resident Appeal

A tenant submitted an appeal asking for calculations for their housing. The calculations were correct and shown at a 30% disability rating. The tenants concern is that disability income for partially disabled veterans is not defined. He is concerned that he is being taxed on his compensation. The tenant is asking that the veterans disability compensation should not be included in his rent calculation. Dede Riendeau stated that Pat Grace could not attend today's meeting and that this discussion should be tabled until next month where she can explain it to the board in more detail. Russell Shirley made a motion to table this decision until next month and was seconded by Jeffrey Metcalfe. The motion passed with a 5-0 vote.

Approval of Minutes

Russell Shirley made a motion to accept the minutes of the December 2018 meeting as presented and was seconded by Jeffrey Metcalfe. The motion passed with a 5-0 vote.

Facilities Manager Modernization Update

Castle – Walkway had some sinking. The mason said the gas line is nearby and wants to have gas checked out before starting work. Eversource owns from Castle to meter. We own from meter to buildings. A company is putting a proposal together for that work.

Cherry Hill – Carpet being replaced on the 2nd and 4th floors, started today.

Cherry Hill - The doors in between will be fixed, sent check to electrician and waiting for them to finish.

Cherry Hill - R. Mullen Associates put in bid for \$12,925.00 to fix leaks. David Ward made a motion to accept the R. Mullen & Associates as low bid and was seconded by Russell Shirley. The motion passed with a 5-0 vote.

High Cliff and Northfield – Doors are complete. Replaced door and missing screens. Waiting on final payment of \$7,581.54.

Northfield – Put out quotes to put guardrail around parking lot. Received low bid from Stafford Fencing at \$4950.00. Jeffrey Metcalfe made a motion to accept Stafford Fencing as low bid and was seconded by Nicole Long. The motion passed with a 5-0 vote.

Northfield - The building main exhaust and community room air conditioning. Crowley will be providing an estimate.

High Cliff – Capital project. Replacing 25 kitchens a year.

Capital Plan – DHCD has approved the capital plan for PHA.

Sand and Salt – All sites have sand and salt. Todd is waiting on pricing for basement venting. Might be able to reuse some of that heat.

Ceiling Fan Policy

Russell Shirley made a motion to accept the Ceiling Fan policy and was seconded by Jeffrey Metcalfe. The motion passed with a 5-0 vote.

Warrants

Russell Shirley made a motion to pay the bills and was seconded by Jeffrey Metcalfe. The motion passed with a 5-0 vote.

Affordable Housing Trust

At the meeting R. Vayo chose not to apply for Project Based Vouchers.

Howland Disposal

David from Howland Disposal stated that recycling has become a significant expense. The tenants are not following guidelines of what can be recycled, and non-recyclable items are becoming an expense. Most recycling is being held at warehouses because there are too much and only two facilities to handle it. Recycling is more expensive than trash removal. Jeffrey Metcalfe made a motion to end the recycling program and was seconded by David Ward. The motion passed with a 5-0 vote. David Ward asked that there be a mention of the recycling program ending in the next Chatterbox.

Public Comment

A tenant asked what the details of the no smoking policy effective January 1, 2019 and she has reported smoke and still can smell smoke in her wing of the building. Dede explained that the first complaint they receive, they send a written warning to the tenant, and a second complaint will result in the tenant getting a cigarette detector in their unit.

The tenant asked if the complaints are kept confidential and Dede explained if it eventually went to court and became a case then possibly it would be made public. The tenant asked how long the detector would stay in the unit and Dede stated that once it is installed it would stay there. A tenant said the walkway behind her unit is covered in ice and asked if she could take some sand from the barrel out front. Chris stated it is communal and she is welcome to it.

The next meeting will be February 11, 2019 with the nominating committee and the regular meeting will be February 25, 2019.

Adjournment

Russell Shirley made a motion to adjourn and was seconded by Jeffrey Metcalfe. Motion passed with a 5-0 vote.

