
BILLERICA

HOUSING AUTHORITY

Martin E. Conway, Chair
Carol Ford, Vice Chair
John Saulnier, Treasurer
Marie O'Rourke, Assistant Treasurer
James F. O'Donnell, Jr.
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**MINUTES OF THE
BILLERICA HOUSING AUTHORITY
REGULAR MEETING OF
November 1, 2018**

CALL TO ORDER:

Chair Conway called the meeting to order at 4:01 PM. Chair Conway led the Pledge of Allegiance. All Commissioners were present with the exception of Commissioner Saulnier who was absent. The Executive Director was also present.

OPEN MIC

Rene Basler was the first resident who signed up to speak. She stated that having automotive repairs done on the premises by Joe Clark save residents money. She urged that he be approved to continue doing repairs on BHA premises.

Tina Goose then addressed the Board stating that the Executive Director had brought her to Court and the Court did not agree that she committed fraud and denied the eviction motion. She also said she received an eviction letter because of her clearing an area behind her building.

Joe Clark than spoke regarding the Executive Director's attitude towards residents. He cited some examples: (1) relative to his performing repairs on BHA property, (2) the ED's speeding on BHA property, (3) the Executive Director's not approving his recording a meeting, (4) the Executive Director calling his mother a liar at the same meeting, (5) the Office response when inquiring about the amounts due for rent

Donna Mangiasi spoke in favor of the automotive repairs saying residents have saved money having this done by Joe Clark. She also expressed concern about retaliation by the Executive Director.

MINUTES:

The Meeting Minutes of October 4, 2018 were reviewed. Commissioner Ford, seconded by Commissioner O'Donnell, motioned to approve the Minutes of the Meeting of October 4, 2018. Chair Conway called for a vote. The motion was approved (3-0-1) with Commissioner O'Rourke abstaining as she was absent for the October 4th, meeting.

CORRESPONDENCE:

1. Executive Director Correnti provided the Board with correspondence providing an update on Tenant Board Member regulations.

REPORTS:

The **Investment Accounts Report**, as of October 1, 2018, was presented by the Executive Director. Hearing no questions, Chair Conway directed the report be placed on file.

The **Payment of Bills Report**, as of 11/1/2018, was presented by the Executive Director. Commissioner Ford, seconded by Commissioner O'Rourke, motion to approve the Report. The motion was unanimously approved (4-0-0).

Hearing no objection, Chair Conway directed the **Fee Accountant's Report**, as of 9/30/18, be accepted and placed on file.

The **October 2018 Payroll Report** was presented by the Executive Director. Commissioner O'Rourke, seconded by Commissioner Ford, motion to approve the Report. Chair Conway called for a vote. The motion was unanimously approved (4-0-0). The report was accordingly placed on file. Commissioners Ford and O'Rourke both requested that the Payroll Reports also include seasonal employees and part time employees. Executive

Director Correnti responded that all employees will be included on future reports.

Hearing no discussion, Chairman Conway directed the **Vacancy Report**, dated 11/1/18, be accepted and placed on file.

Executive Director's Report

Executive Director Correnti presented and reviewed his November 2018 Report. Although not detailed in his report, he noted he just signed a 36 month contract for a new base electric rate of \$.0982 (down from \$.1021). The annual savings is estimated at \$1800. The Executive Director also included a copy of the 10/7/18 Worcester Telegram & Gazette titled "Worcester Housing Authority team targets flouting on income, unauthorized tenants." The Executive Director then reviewed the items in his report and noted the Old Elm Street Assessment had been withdrawn as the owner was unwilling to sell the property. Commissioner O'Donnell then noted having read a recent newspaper article regarding the installation of conduit for lights for the new High School Stadium planned for construction across the street. Commissioner O'Donnell expressed his concerns regarding lighting and, more specifically, excessive noise levels. He requested the Executive Director look into the matter. A brief discussion followed with Executive Director Correnti indicating he would follow up on the matter and report back to the Board/

OLD BUSINESS:

1. There was no Old Business.

NEW BUSINESS:

1. **Presentation to Rich Annese:** As Mr. Annese was not present, this will be rescheduled to another meeting.
2. **Petition re: Automotive Repair Service on BHA Property:** Chair Conway requested the Executive Director bring this matter forward. Executive Director Correnti provided background on the matter. He indicated the BHA had received a complaint from the Library Director as well as a Notice of Violation from the Billerica Building Commissioner. Zoning of all BHA

properties does not allow Automotive Repair Services being performed on the property. It is a zoning violation.

Members of the Board then addressed the issue with all noting on site automotive repairs was a zoning violation and could not continue. Further discussion ensued with comments from others in the audience. Since the matter was fully discussed, it was agreed to cancel the resident meeting to discuss this issue. In conclusion, Chair Conway stated the matter was closed and the automotive repair service cannot continue.

ADJOURN:

There being no other items for discussion, Chair Conway requested a motion to adjourn. Commissioner O'Rourke, seconded by Commissioner Ford, motioned to adjourn. The motion was unanimously approved (4-0-0) and the Board adjourned at 5:00 PM.

Respectfully submitted,



Robert M. Correnti
Executive Director/Secretary