

HOLLISTON HOUSING AUTHORITY  
492 Washington Street, Cole Court  
Holliston, MA 01746  
Tel. 508-429-6226 Fax 508-429-2507  
Email: [Holliston.ha@verizon.net](mailto:Holliston.ha@verizon.net)

Regular Meeting Minutes of Holliston Housing Authority  
Place: Community Room  
Date: July 10, 2019  
Time: 6:00 pm

**1. Roll Call – Present** Fred Bray  
Anthony Damigella  
Thomas Dumas  
Hayley Fetrow  
Kevin Robert Malone

**Others Present:** Paul Landers, Janet Bibo, Andrew Piscatelli and 9 tenants

**2. Election of Officers:**  
Chairman:  
Vice Chairman:  
Treasurer:  
Assistant Treasurer:  
Member:

**Upon vote,** motion by Commissioner Kevin Robert Malone, seconded by Thomas Dumas, it was voted to nominate Hayley Fetrow again as Chairperson of the Board (**Vote: 5-0**)

**Upon vote,** motion by Commissioner Anthony Damigella, seconded by Hayley Fetrow, it was voted to nominate Kevin Robert Malone as Vice Chairman (**Vote 5-0**)

**Upon vote,** motion by Commissioner Anthony Damigella, seconded by Kevin Robert Malone, it was voted to nominate Thomas Dumas as Treasurer (**Vote 5-0**).

**Upon vote,** motion by Commissioner Kevin Robert Malone, seconded by Hayley Fetrow, it was voted to nominate Anthony Damigella as Assistant Treasurer (**Vote 5-0**).

**2019 Elected Board Members:**

Chairman:	Hayley Fetrow
Vice Chairman:	Kevin Robert Malone
(State Appointee)	
Treasurer:	Thomas Dumas
Assistant Treasurer:	Anthony Damigella
Member:	Fred Bray

### 3. Minutes:

- Motion by Thomas Dumas to approve the minutes of June 12, 2019, as presented, seconded by Kevin Robert Malone
- **Vote: 4-0-1 – 1 abstain**

### 4. Account Payables Warrant:

a. Year-End Financials (Board vote) – Year end financials are not complete at this time

- Motion Anthony Damigella to approve the accounts payables as of July 10, 2019, seconded by Kevin Robert Malone
- **Vote: 5-0**

### 5. Correspondence:

### 6. Old Business:

a. Update on kitchen Modernization, Project 136031, 667 development

- **Certificate of Substantial Completion, Vereika Construction, Cole Court Kitchen Modernization Project (Board vote)**

Motion by Thomas Dumas, seconded by Fred Bray, to approve the Certificate of Substantial Completion, Vereika Construction (**Vote 5-0**)

- **Change Order #2 from Vereika Construction, Kitchen Project, for shorter cabinets in the amount of \$3,119.00 (Board vote)**

Motion by Anthony Damigella, seconded by Fred Bray, to approve the Change Order #2 from Vereika Construction, Kitchen Project, for shorter cabinets in the amount of \$3,119.00 (**Vote 5-0**)

### 7. New Business

### 8. Other Business

a. Paul Landers: Paul spoke of Window Project on hill needs to be completed, End of Year with Holliston, budget guidelines not out yet. Porches will come out of RCAT, spoke painting of benches and that All Weather is cleaning the gutters

b. Section 8 Packet, discussion with Andrew on transition of vouchers

Holliston taking vouchers back. Andrew Piscatelli, Director of Section 8 in Framingham spoke of transition: He has a meeting with Carrie scheduled. Discussed: PIC, SEMAP-Dedham doing, VMS, Auditing, Etc., Holliston has PHA Network, Dedham, has Yardi, Framingham has PHA Web. Andrew explained the process that will be taken during the transition.

c. Holliston Housing Development Corp.

Tom's update was discussed. Spoke of revitalizing the board, appoint two members from our board next month, elect 3 other individuals from the public. This is not a mirror board, it's an affiliate – funds don't roll back to Housing Authority. Discussion continued.

- d. Tradition Energy (Board vote)  
Discussion on signing with Tradition Energy again.

Upon motion by Fred Bray, seconded by Anthony Damigella to approve the electricity supply contract with Tradition Energy for the term of 36 months beginning August 1, 2019 through July 31, 2022 **(Vote 5-0)**.

- e. Laundry: new washers/dryers being installed on August 14<sup>th</sup>, training will be provided as well.

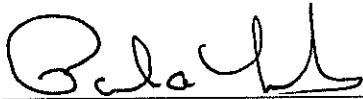
**9. Residents**

Tenants had a few requests and complaints.

**10. Next Board Meeting:** August 14, 2019

- No further business to come before the board: motion by Kevin Robert Malone, seconded by Thomas Dumas, to adjourn the meeting at 7:15 pm
- **Vote: 5-0**

Respectfully Submitted



Paul O. Landers, Executive Secretary