

Regular Meeting
Natick Housing Authority
November 9, 2023

The Regular Meeting of the Natick Housing Authority was held on Thursday, November 9, 2023 in the Robert P. Ryan Community Hall, Coolidge Gardens, 4 Cottage Street, Natick, Massachusetts at 6:30pm. The meeting was called to order by Vice-Chairman, William Grogan and upon roll call all those present and absent were as follows:

Present:

William H. Grogan	-Vice-Chairman
Gregory K. Bazaz	-Treasurer
Michael D. Lioce Jr.	-Commissioner
David M. Ciminelli	-Assistant Treasurer

Randy J. Waters	-Executive Director
Sue Hur	-Finance & Operations Manager
Jane Purser	-Resident Services Coordinator

Absent: Margaret E. Kiely -Chairman

Vice-Chairman, William Grogan opened the meeting at 6:33pm and informed those in attendance that the meeting was being recorded.

Minutes

October 26, 2023

Greg Bazaz made a motion seconded by Michael Lioce Jr. and it was voted unanimously to approve the October 26, 2023 minutes as written.

Monthly Reports

Tenant Accounts Receivable

Randy Waters informed the Board that the tenant accounts receivable for the month of October 2023 decreased slightly to 37%.

Vacancies

Randy Waters reported to the Board that the vacancies for October 2023 remained at 8% agency wide with 28 units.

Financial Review & update

Vendor expenses, employee earnings, over-time, and landlord payments for the month of October 2023 were reviewed.

Mr. Waters presented to the Board the financial statements as of October 31, 2023. NHA 400-1 reserves decreased to 75%.

Greg Bazaz made a motion seconded by Michael Lioce Jr. and it was voted unanimously to approve all financials as presented.

Project 202123/Fire Alarm System Upgrade

Mr. Waters updated the Board that the design phase is completed for this project and will be out to bid soon.

Project 202124/Paving Project @ Cedar Gardens

No update at this time.

Project 202125/Whole House Heating Pump

No update at this time.

Staffing Position Update

The Facilities Manager will start on Monday, 11/13/2023.

Performance Management Review (PMR)

Mr. Waters informed the Board that almost all the findings have been resolved.

Resident Services Coordinator (RSC) Update

Jane Purser presented to the Board her report. There are many residents in need of services and Springwell is still having difficulties keeping up with the demand. With the collaboration of Natick Board of Health, she's held flu and covid clinics at Cedar and Coolidge Gardens. The Natick Open Door provided a very successful Thanksgiving dinner for our residents. SHINE counselors met with interested residents onsite. CGTO has Chinese dinner and concert by Golden Tones scheduled for 11/17/23. The Big Rake on 11/4/23 had over 100 volunteers and the Rotary and Natick Service Council hosted a BBQ afterwards. The Council of Aging grant will provide a big screen tv for the Cedar Community Hall.

Jane informed the Board that she is concerned with mental health of some residents. From erratic behaviors, not able to pay rent, and leaving hospitals against medical advice. The search for primary doctors is challenging with some residents on MassHealth. She shared her wish list with the Board such as having free wi-fi for everyone and having a park for NHA families. NHA and the Board are very grateful to Jane's hard work and efforts to improve our residents' lives.

Board Member Concerns

The Tenant Board member of Natick Housing Authority will be chosen by the Natick Select Board after reviewing all the candidates' letters of intent.

Tenants Concerns

Jayne Hayes questioned NHA's smoking policy and requests for NHA to test the Coolidge Gardens' water.

Michael Lioce Jr. made a motion seconded by Greg Bazaz and it was voted unanimously to adjourn at 7:49pm.

