

**Arlington Housing Authority
Regular**

Minutes

February 21, 2024, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:01 by Mr. Connor.

Roll Call

Present: Brian Connor, Nicholas Mitropoulos,
Jo Anne Preston and Fiorella Badilla

Absent: Gaar Talanian

Also Present: John Nagle, Executive Director,
John Greco, Attorney

Notice to Town Clerk

Notice of this meeting was delivered electronically February 16, 2024 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle gave an update on the Capital Projects, CDBG Presentation for Funding Request, Annual Rent Recertifications at Senior Housing Developments, RSC updates and Staff updates.

Website Updates

Mr. Nagle said that PHA Web is helping us build a website.

Ms. Preston said that the photos are out of date. She also asked if we have to get permission to put pictures of the children on the website.

Mr. Nagle said that we will comply with rules related to posting photos. He also said that we will have photos of the developments.

Summary of Personnel Policy Benefits

Mr. Connor said that the policy does not detail the time.

Mr. Nagle said that the staff accrue vacation and sick time. Most of the employees are grandfathered in where the new employees accrue every month. Mr. Nagle said that Personal days depends on when the employee starts. He said that employees can carry over ten vacation days each year. Sick time can also be carried over but when an employee retires, they can only receive up to 25% of 150 days.

Approval of Proposed Change Order (PCO) Requests 001, for the Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHLIC Project #010108 in the amount of \$0.00

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Requests 001, for the Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHLIC Project #010108 in the amount of \$0.00.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

Approval of Proposed Change Order (PCO) Requests 0001, 0002 and 0003 for the Arlington Housing Authority FPE Panel replacement and Switchboard Modernization Project, Chestnut Manor 667-2, EOHLIC Project #010113 in the amount of \$215,881.97

- a. PCO 0001 - \$5,374.34
- b. PCO 0002 - \$1,492.58
- c. PCO 0003 - \$209,015.05

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Requests 0001, 0002 and 0003 for the Arlington Housing Authority FPE Panel Replacement and Switchboard Modernization Project, Chestnut Manor 667-2, EOHLIC Project #010113 in the amount of \$215,881.97.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

Approval of Regular Meeting Minutes of 1/18/2024

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve of the Regular Meeting Minutes of 1/18/2024.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

Approval of Special Meeting Minutes of 2/8/2024

This was tabled until the next Board Meeting.

Public Participation

Local Tenants Organizations – Presidents Reports on Tenant Activities

Doreen Curley, President of Winslow Towers said they had a Chinese New Year Saturday, and it was wonderful. They have the Chinese paper cutting coming up. They have game night, a bake sale in March, election for Vice President, they are looking forward to planting vegetables and they are starting to plan for the Christmas Bizarre.

She said that they no longer have beano. She said that there are only two people that go to it so she is going to see if Cusack tenants can come over during the day for beano.

General Public

NONE

Motion to Adjourn

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla, it was unanimously voted to Adjourn the Regular Meeting.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

Next meeting is March 20, 2024.