

**Wayland Housing Authority
Board of Commissioners Meeting
March 24, 2023
9:00 AM
Teleconference**

Regular Meeting Minutes

In compliance with the revised Open Meeting Law requirements, this meeting was conducted remotely and streamed on WayCAM. Public Comment was available by phone for this meeting.

Commissioners Present: Mary Antes; Russell Ashton (entered 9:40 am); Kevin Goodwin; Marie Isenburg; Susan Weinstein

Absent: None

WHA Staff Present: Brian Boggia; Lynn Poisson

Others: None

- 1 S. Weinstein called the Regular Meeting to order at 9:03 AM and reviewed the agenda.
- 2 Public Comment
There was no public comment.
- 3 Tenant Comment
There was no tenant comment.
- 4 Bent Park Resident Council
There were no BPRC members present.
- 5 Minutes
M. Antes moved to approve the minutes of 2/24/23 as amended, M. Isenburg seconded, and upon a roll call vote the motion passed unanimously. (2023.12)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 6 Bill Warrant
K. Goodwin moved to approve the Bill Warrant for March 2023 in the amount of \$185,704.05, M. Isenburg seconded and upon a roll call vote the motion passed unanimously. (2023.13)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 7 Debit Card Warrant
M. Isenburg moved to approve the Debit Card Warrant for February 2023 in the amount of \$342.42, K. Goodwin seconded and upon a roll call vote the motion passed unanimously. (2023.14)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
- 8 Executive Directors Report
B. Boggia reported on the various aspects of WHA operations. The Board reviewed operating

financial statements, vacancy ledger, tenant accounts receivable, and the Section 8 Voucher Program. B. Boggia reported that Marc Consigli had recently retired from the Maintenance Department. A well-attended reception was held at Bent Park in recognition of Marc's service.

R. Ashton entered the meeting at 9:40 AM

9 Maintenance and Capital Improvements

The Board reviewed B. Boggia's report including the maintenance work order summary report and the Bent Park fire alarm devices upgrade. The Middlesex County Community Work Program recently performed spring clean-up at Bent Park and CVA. HUD has awarded \$338,162 in the Capital Improvement Program for 2023. The office will conduct interviews to fill the open Maintenance position.

10 Board of Commissioners Vacancy

The Board discussed filling the upcoming vacancies.

11 Affordable Housing

The Board discussed the proposed affordable housing development at Saint Ann's Village, 202 Cochituate Road, and Mill Creek. S. Weinstein reported on the progress of the new affordable unit on 12 Hammond Road. B. Boggia reported on his investigation of possibly providing a shared living facility in Wayland.

M. Antes moved to approve the February 2023 Bill Warrant for Hammond Road in the amount of \$550.00, K. Goodwin seconded, and upon a roll call vote the motion passed unanimously. (2023.15)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
Ashton	Abstain

14 Correspondence

B. Boggia reported back on Housing Authority Insurance response to their offered life insurance member benefit.

15 Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any:
None.

16 Next Meeting

The next meeting was scheduled for 9:00 am on April 28, 2023 to be held remotely.

17 Adjourn

K. Goodwin moved to adjourn, M. Antes seconded, and upon a roll call vote the motion passed unanimously. (2023.11)

Antes	Aye
Goodwin	Aye
Isenburg	Aye
Weinstein	Aye
Ashton	Aye

S. Weinstein adjourned the meeting at 10:00 AM.

Documents Reviewed at the Meeting

- Meeting Packet
- Executive Directors Reports

- Monthly Budget Comparatives and Financial Ledgers
- Bill Warrants

Attested: _____
Brian Boggia, Executive Director

There was no meeting in April.