

**Wayland Housing Authority  
Board of Commissioners Meeting  
February 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; Marie Isenburg; Susan Weinstein

Absent: Russell Ashton; Kevin Goodwin

WHA Staff Present: Brian Boggia; Lynn Poisson

Others: Bent Park Resident Council: Dana Montouri; Genevieve Fosa

- 1 S. Weinstein called the Regular Meeting to order at 9:13 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  
Dana Montouri presented the BPRC budget with some edits on several line-item amounts. The WHA will research resident council memoranda of agreements.
- 5 Minutes  
M. Antes moved to approve the minutes of 1/22/23 as amended, M. Isenburg seconded, and upon a roll call vote the motion passed unanimously. (2023.08)

|           |     |
|-----------|-----|
| Antes     | Aye |
| Isenburg  | Aye |
| Weinstein | Aye |
- 6 Bill Warrant  
M. Antes moved to approve the Bill Warrant for January 2023 in the amount of \$99,912.53, M. Isenburg seconded and upon a roll call vote the motion passed unanimously. (2023.09)

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| Antes     | Aye |
| Isenburg  | Aye |
| Weinstein | Aye |
- 7 Debit Card Warrant  
M. Antes moved to approve the Debit Card Warrant for January 2023 in the amount of \$640.83, M. Isenburg seconded and upon a roll call vote the motion passed unanimously. (2023.10)

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|-----------|-----|
| Antes     | 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, Family Self-Sufficiency escrow payouts, and the Section 8 Voucher Program. S. Weinstein will acknowledge the WHA PILOT payment during the public comment segment at the next Select Board meeting. B. Boggia reported on the WHA response to the recent Mass. Commission Against Discrimination complaint.
- 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.

10 Section Eight Management Assessment Program (SEMAP)

B. Boggia reviewed the 2022 SEMAP report to HUD. A Board vote is not needed.

11 Affordable Housing

The Board discussed the proposed affordable housing development at Saint Ann's Village. S. Weinstein will write a letter of support from the WHA. B. Boggia is doing some preliminary investigation into supportive housing in Wayland. S. Weinstein reported on the progress of the new affordable unit on 12 Hammond Road.

M. Antes moved to approve the January 2023 Bill Warrant for Hammond Road in the amount of \$150.00, M. Isenburg seconded, and upon a roll call vote the motion passed unanimously. (2023.11)

|           |     |
|-----------|-----|
| Antes     | Aye |
| Isenburg  | Aye |
| Weinstein | Aye |

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 March 24, 2023 to be held remotely.

17 Adjourn

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

|           |     |
|-----------|-----|
| Antes     | Aye |
| Isenburg  | Aye |
| Weinstein | Aye |

S. Weinstein adjourned the meeting at 10:17 AM.

**Documents Reviewed at the Meeting**

- Meeting Packet Operating Budget Monthly Comparatives
- BP Resident Council Draft Budget and Memorandum of Understanding
- MCAD Complaint

Attested: \_\_\_\_\_

Brian Boggia, Executive Director