

**Wayland Housing Authority  
Board of Commissioners Meeting  
May 27, 2022  
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; Marie Isenburg; Susan Weinstein.

Absent: Kevin Goodwin

WHA Staff Present: Brian Boggia; Lynn Poisson.

- 1 S. Weinstein called the Regular Meeting to order at 9:01 AM and reviewed the agenda.  
The Board held a moment of silence for the recent mass shootings in Buffalo, NY and Uvalde, TX.
- 2 Public Comment  
There was no public comment.
- 3 Tenant Comment  
There was no Tenant comment.
- 4 Minutes  
M. Antes moved to approve the minutes of 4/22/22 as written, R. Ashton seconded, and upon a roll call vote the motion passed unanimously. (2022.29)

Antes	Aye
Ashton	Aye
Isenburg	Aye
Weinstein	Aye
- 5 Bill Warrant  
The Board reviewed April Bill warrant and discussed Bent Park water bills and Group Insurance billing. M. Antes moved to approve the Bill Warrant for April 2022 in the amount of \$100,009.81, R. Ashton seconded and upon a roll call vote the motion passed unanimously. (2022.30)

Antes	Aye
Ashton	Aye
Isenburg	Aye
Weinstein	Aye
- 6 Debit Card Warrant  
M. Antes moved to approve the Debit Card Warrant for April 2022 in the amount of \$1,424.10, M. Isenburg seconded and upon a roll call vote the motion passed unanimously. (2022.31)

Antes	Aye
Ashton	Aye
Isenburg	Aye
Weinstein	Aye
- 7 Executive Directors Report  
B. Boggia reported on various aspects of WHA operations including tenant accounts receivable, vacancy ledger, and Section 8 program utilization. B. Boggia will PDF the missing April financial statements in an email. The Board also discussed Fair Housing training for WHA staff, Sunwealth

solar energy program, Mass. Union of Public Housing Tenants and proposed Bent Park Tenant's Association, and the annual WHA financial audit nearing completion.

8 Maintenance and Capital Improvements

The Board reviewed the Executive Director's Maintenance report including the work order summary report, FIOS installation at the Cochituate Village Apartments, the Bent Park electric upgrade, and the laundry equipment contract with Automatic Laundry for Bent Park and CVA and planning for future capital improvements. The Board noted the resignation of a Maintenance staff employee.

9 HUD Income Limits

M. Antes moved to approve the revised 2022 HUD Income Limits for Wayland, R. Ashton seconded, and upon a roll call vote the motion passed unanimously. (2022.32)

Antes	Aye
Ashton	Aye
Isenburg	Aye
Weinstein	Aye

10 Affordable Housing

The Board reviewed Hammond Road draft year end change in net position as prepared by Brian O'Herlihy from the Housing Trust. There was no Bill Warrant for April. The Board discussed rising condominium fees at Willowbrook. It was noted that a Housing Summit is scheduled for June.

The meeting was suspended by technology default at 10:03 AM to reconvene 6/27/22.

**Documents Reviewed at the Meeting**

- Meeting Packet
- Operating Budget Monthly Comparatives
- WHAt's News
- HUD Income Limits Schedule
- THE UNION BEACON
- Marcum Engagement Letter
- Insurance Register
- Sunwealth Flyer
- Bent Park Tenant Meeting Notice
- Marie Isenburg's notes on Housing Development
- CHAPA HOUSING BRIEFS

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

Brian Boggia, Executive Director