

**NANTUCKET HOUSING AUTHORITY
REGULAR MEETING
October 26, 2022
NHA Community Building
3 Manta Drive, Nantucket, MA**

A Regular Meeting of the Nantucket Housing Authority was called to order on Thursday, October 26, 2022, at 3:01 PM in the NHA meeting room at 3 Manta Drive.

PRESENT: Penny Dey, Chair & State Appointee
Linda Williams, Vice-Chairperson
Bethann Meehan, Treasurer
Bertyl V. Johnson, Jr.
Marvia Hendricks
Nancy Friend, Ex. Director

ABSENT: No one.

1. QUORUM: The chair established that there was a quorum present.

2. PUBLIC HEARING: For the Proposed Annual Plan for the FY 2023 (State Program). There was no comment from any members of the public. A motion was made by B. Johnson and seconded by L. Williams to approve the plan as presented. All voted in favor.

YEAS: Dey, Williams, Meehan, Johnson, and Hendricks **NAYS:** none.

A second motion was made by B. Johnson and seconded by L. Williams to close the public hearing. All voted in favor.

YEAS: Dey, Williams, Meehan, Johnson, and Hendricks **NAYS:** none.

3. MINUTES: A motion was made by B. Johnson and seconded by L. Williams to approve the minutes of September 22, 2022. All voted in favor.

YEAS: Dey, Williams, Meehan, Johnson, and Hendricks **NAYS:** none.

4. WELCOME TO NANCY FRIEND: Members of the Housing Authority Board welcomed Nancy and look forward to working together.

5. BILL ROLL AND SIGNING OF THE WARRANT: A motion was made by L. Williams and seconded by Bert Johnson to approve the warrant for July 1, 2022, through October 2022. The warrant totaled \$246,989.83. All voted in favor.

YEAS: Dey, Williams, Meehan, Johnson, and Hendricks

NAYS: none.

6. EMERGENCY REVISION TO CAPITAL IMPROVEMENT PLAN: Nancy informed the board that the Regional Capital Assessment Team (Kyle and John) came to NHA and did a thorough assessment of the state units. It was determined that upgrade and repairs are needed prior to winter in some of the unit with electric heat and a request is being made for \$6,141 to get the work accomplished before it gets colder.

A motion was made by L. Williams and seconded by Bert Johnson to approve the request. All voted in favor.

YEAS: Dey, Williams, Meehan, Johnson, and Hendricks

NAYS: none.

7. AMENDMENT #9 TO CONTRACT FOR FINANCIAL ASSISTANCE (CFA) 5001 (\$249,558.88): A motion was made by L. Williams and seconded by Bert Johnson to approve the request. All voted in favor.

YEAS: Dey, Williams, Meehan, Johnson, and Hendricks

NAYS: none.

8. EXECUTIVE DIRECTORS REPORT: Nancy brought the board up to date on recent activities related to catching up and streamlining operations. It was suggested that she could attach her report to the minutes. The board appreciated receiving it in advance of the meeting. Nancy has a written communication that is about to go out to all NHA tenants introducing herself and explain office hours. Matt M., Maintenance Supervisor, has agreed to stay on at 20 hours per week until at least the end of the year possibly longer.

9. NANTUCKET HOUSING NEEDS COVENANT: 24 Rugged Road (Meg Glidden): A motion was made by L. Williams and seconded by Marvia Hendricks to approve the request. B. Meehan abstained from the voting.

YEAS: Dey, Williams, Johnson, and Hendricks
ABSTENTION: Meehan

NAYS: none.

4. OTHER BUSINESS:

The board set the meeting schedule for the balance of this year, all meetings to be held on Wednesday at 2:00 PM.

November 30, 2022
December 14, 2022

5. ADJOURN: Motion to adjourn was made by Commissioner Johnson, seconded by Commissioner Williams. The vote was unanimous, and the meeting was adjourned at 4:02 PM.

Minutes prepared by: Penelope Dey

11/30/2022

Approved

