

**NANTUCKET HOUSING AUTHORITY
REGULAR MEETING
March 22, 2023
NHA Community Building
3 Manta Drive, Nantucket, MA**

A Regular Meeting of the Nantucket Housing Authority was held on Wednesday, March 22, 2023, at 2:00 PM 3 Manta Drive and via remote participation, Nantucket as posted.

PRESENT: Penny Dey, Chair
Linda Williams, Vice-Chair
Bethann Meehan, Treasurer
Marvia Hendricks
Bertyl Johnson – (via remote participation)
Nancy Friend, Executive Director
Elizabeth Blair, Housing Nantucket (via remote participation)

1. QUORUM: The Chair established there was a quorum present by roll call.

2. BILL ROLL AND SIGNING OF THE WARRANT MARCH 2023: A motion was made by L. Williams and seconded by B. Meehan to approve the March 2023 Warrant. All voted in favor.

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

3. MINUTES: A motion was made by L. Williams and seconded by B. Meehan to approve the minutes of February 22, 2023. Four voted in favor, one abstention Penny Dey as she was not present at the 2/22/23 meeting.

YEAS: Williams, Meehan, Johnson, and Hendricks **ABSTENTION:** one.

4. AMENDMENT #10 TO THE CONTRACT FOR FINANCIAL ASSISTANCE 5001 IN THE AMOUNT OF \$44,278.00: A motion was made by L. Williams and seconded by B. Meehan to Amendment #10 for the CFA of 5001 in the amount of \$44,278.00 as presented. All voted in favor.

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

5. MIACOMET VILLAGE II – MANAGEMENT PLAN UPDATES: After a discussion on proposed changes anticipated but not yet finalized, Chair Dey stated to table until all updates have been made.

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

6. REVIEW OF MAINTENANCE POSITION: After an update on the current status of maintenance, a motion by P. Dey and seconded by L. Williams to approve paying Matt Maryanski \$200 per week as a subcontractor to cover on call emergencies and trash until a replacement Maintenance has been hired.

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

7. EXECUTIVE DIRECTORS REPORT: A motion was made by L. Williams and seconded by B. Meehan to approve the E.D. report as reviewed and written.

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

8. DONATION: (Included in E.D. Report)- On a motion by L. Williams seconded by M. Hendricks the board voted to accept the gifts of furniture (Desk, chairs etc.) from the DHA and to further allow the NHA van to be brought by boat to DHA to pick up the donations and return upon next visit.

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

9. AIR CONDITIONERS: A brief discussion on air conditioners for units. E.D. noted we have not yet received the energy audit results with a plan on the heat source pumps. E.D. will follow up on the status and report back next month.

10. DISCUSSION/REVIEW OF PET POLICY: A follow-up discussion took place regarding the NHA Pet Policy. On a motion by B. Meehan and seconded by M. Hendricks the board voted to keep a no pet policy but update the policy to include provisions for those with approval of a reasonable accommodation pet and those who may currently have a pet as of this date.

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

11. DISCUSSION ON CPC FUNDING: E.D. informed the board the NHA currently has a work plan included in the NHA Capital Plan which includes building envelope upgrades for buildings F6, F7, F8 & E10 which shows is entirely funded with CPC Funds \$341,180,000. E.D. explained DHCD is ready to move forward with the design phase, but I would first like to confirm the NHA has secured these CPA funds.

L. Williams stated yes, the funds have been set aside for the NHA. Linda will obtain a copy of the funding allocation and provide it to the E.D.

12. 125 TOM NEVERS ROAD PROPERTY UPDATES: Tabled for next meeting.

13. OTHER BUSINESS:

The meeting is scheduled for April 26, 2023, at 2pm.

14. REPORTS FROM OTHER COMMITTEES:

CPC- Linda Williams – Waiting on Town Meeting.

NP&EDC – Bert Johnson

AHTF- Penny Dey – Working on a down payment assistance program.

15. ADJOURN: Motion to adjourn was made by L. Williams, seconded by M. Hendricks.

The vote was unanimous, and the meeting was adjourned at 3:05 PM.

Nancy Friend
Minutes prepared by: Nancy Friend

4/26/2023
Approved