

**NANTUCKET HOUSING AUTHORITY
REGULAR MEETING
July 19, 2023
NHA Community Building
3 Manta Drive, Nantucket, MA**

A Regular Meeting of the Nantucket Housing Authority was held on Wednesday, July 19, 2023, at 11:04AM 3 Manta Drive as posted.

PRESENT: Penny Dey, Chair
Linda Williams, Vice-Chair
Bethann Meehan, Treasurer
Nancy Friend, Executive Director

Absent: Bertyl Johnson and Marvia Hendricks

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

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

YEAS: Williams, Meehan, and Dey

NAYS: none.

3. MINUTES: A motion was made by L. Williams and seconded by B. Meehan to approve the minutes of June 21, 2023. All voted in favor.

YEAS: Williams, Meehan, and Dey

NAYS: none

4. NHA MAINTENANCE: A motion was made by L. Williams and seconded by B. Meehan to approve an **On-Call stipend** in the amount of **\$200 per week** for maintenance.

YEAS: Williams, Meehan, and Dey

NAYS: none

5. NHA MAINTENANCE: A motion was made by L. Williams and seconded by B. Meehan to approve increasing the **maintenance work week from 32 hours per week to 36 hours per week.**

YEAS: Williams, Meehan, and Dey

NAYS: none

6. NHA MAINTENANCE: A motion was made by L. Williams and seconded by B. Meehan to approve a required Training Stipend for off-island training in the amount of \$50 per day for NHA Maintenance employee to train in Dennis.

YEAS: Williams, Meehan, and Dey

NAYS: none

7. NHA MAINTENANCE: A motion was made by L. Williams and seconded by B. Meehan to approve an added responsibility stipend for DHA Maintenance employee to travel to Nantucket to assist with maintenance and or additional training as needed and billed to NHA.

YEAS: Williams, Meehan, and Dey

NAYS: none

8. NANTUCKET HOUSING AUTHORITY HOUSING AGREEMENT. A motion was made by L. Williams and seconded by B. Meehan to approve the Housing Agreement as presented. All voted in favor.

YEAS: Meehan, Williams, and Dey

NAYS: none

9. MIACOMET VILLAGE MANAGEMENT AGREEMENT PLAN REVISION: A motion was made by L. Williams and seconded by B. Meehan to approve the Miacomet Village Management Plan revision as reviewed and presented. All voted in favor.

YEAS: Williams, Meehan, and Dey

NAYS: none

10. EXECUTIVE DIRECTORS REPORT: A motion was made by L. Williams and seconded by B. Meehan to approve the Executive Director's Report as reviewed and written.

YEAS: Williams, Meehan, and Dey

NAYS: none

11. NORQUARTA DRIVE PLUMBING EMERGENCY: A motion was made by L. Williams and seconded by B. Meehan to approve the invoice of Plumber John Daley dated 7/8/23 in the amount of \$8,995 to replace a new combinations Boiler/HWH.

11. ANNUAL NHA BOARD MEMBER ELECTIONS: A motion was made by L. Williams and seconded by P. Dey to have the slate of officer's remain as is.

YEAS: Williams, Meehan and Dey

NAYS: none

12. ANNUAL NHA COMMITTEE REPRESENTATIVES FOR 2023-2024: a Motion was made L. Williams and seconded by P. Dey to approve the same committee representatives with the town CPS, AHTF, NP & EDC for another year.

YEAS: Williams, Meehan and Dey

NAYS: none

13. 125 TOM NEVERS ROAD PROPERTY GATE/FENCE: The gate should be installed soon. A motion was made by L. Williams and seconded by B. Meehan to pay up to 50% of the cost of the gate if necessary.

YEAS: Williams, Meehan and Dey

NAYS: none

14. AIR CONDITIONERS: A brief follow-up discussion on air conditioners took place. Nancy had provided the Elderly Disabled and Family count and sent to Linda along with window measurements after our June meeting.

15. OTHER BUSINESS:

The next meeting is scheduled for August 16th at 11 am.

16. REPORTS FROM OTHER COMMITTEES:

CPC- Linda Williams- (Deadline for applications is 9/8/23)

HABITAT – Beth Ann Meehan

AHTF – Penny Dey

17. ADJOURN: Motion to adjourn was made by L. Williams, seconded by B. Meehan.

The vote was unanimous, and the meeting was adjourned at 11:34 AM.

Nancy Friend
Minutes prepared by: Nancy Friend

8/16/2023
Approved