

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Monday, August 24, 2009**

A regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Vice-Chair, on Monday, August 24, 2009 at 5:21 pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

C. Andrews, Vice-Chair; N. Jacobsen, Vice-Treasurer; M. Perdue, Commissioner.

ABSENT:

C. Brouillet, Treasurer, excused.

OTHERS PRESENT:

Patrick J. Manning, Executive Director
Diana N. Fabbri, Recording Secretary
Mary T. Chatlos, Chair, Maushope Tenants Association

PUBLIC STATEMENTS:

None.

COMMISSIONER STATEMENTS:

M. Perdue thinks that is it very nice that the Tenants' Association invites the PHA Board to Christmas gatherings and other meetings and that the Board should be more pro-active and have a social with the residents to let them know that the board is available to them.
C. Andrews suggested picking a time during the quietest time of year.
E.D. suggested that we do one when there are new board members.
After discussion, C. Andrews and M. Perdue and N. Jacobsen chose February for having a get together with the residents.

BOARD VACANCY:

C. Andrews: In our best interests, we should have a new member.
E.D. reported that the two people he spoke with do not want to be on the PHA Board.
C. Andrews suggested that the B of S make an appointment if PHA has no one to recommend within 30 days for a joint meeting.

2.

ELECTION OF OFFICERS:

Postponed until next meeting.

APPROVAL OF MINUTES:

N. Jacobsen motioned to approve the minutes of Wednesday, July 22, 2009.
M. Perdue seconded

VOTED: 2-0-1
C. Andrews abstained.

FINANCIAL REPORT:

E.D. reports that the budget is leveling out and that the reserves are now at 18.5 percent. "Nothing out of the ordinary," said the E.D.

The E.D. discussed with the Board, the prospects of purchasing a new elevator and that a new one would cost over \$75,000. Maushope's elevator is inspected every year.

M. Perdue wanted to know how many times in one year, does the elevator break down and the E.D. responded, "About six times." Whereupon, M. Perdue asked to the elevator and the E.D. responded that it was very expensive.

the yearly cost for repairs

M. Perdue motioned to approve the Financial Report for July, 2009.

C. Andrews seconded.

VOTED: 3-0-0

EXECUTIVE DIRECTOR'S REPORT:

I. DHCD: A. 33 Court St. – Verbal bid is okay.

II. MAUSHOPE: A. Fire Escape – It will cost \$50,000 plus for materials for 2nd & 3rd floors and will consist of landings with ladders and one set of stairs. Tenants feel comfortable with Mike Trovato's explanation of the sprinkler system.

C. Andrews: If the PHA Board chooses to pursue the fire escapes, how would it be financed?

E.D.: "The State would not help. I'll have to go online to see if there is any grant monies for this purpose."

B. Tenant Storage – It's impossible to get storage sheds for everyone.

C. Census – 24 of 24.

3.

III. FAMILY HOUSING:

A. 33 Court St. – PAHTF Monies:

E.D. reported that another contractor responded to ad. PHA will be using subsidy money off the contract.

B. Census – 8 of 9.

IV. Foley House:

A. HUD Grant Extension – We are approved for a second 5-year extension on the grant.

B. HUD Site Visit Report – No report yet.

C. Audit – The audit may be held up by the non-reports.

D. Census – 10 of 10.

OLD BUSINESS:

A. 90 Shank Painter Road – Nothing new.

- B. 951R Commercial Street** – E.D. gave everything to Robin Reid as her fees were the most affordable.
- C. Community Preservation Committee** – N. Jacobsen talked about the presentation by Stuart Saginor, E.D, for the Massachusetts CPC. The deadline changed from January 1st to December 1st for funding proposals.
- D. Community Housing Council** – M. Perdue reports that the CHC has not yet had a meeting. They tried having a meeting but had no quorum. The CHC is planning a meeting for Monday, September 21, 2009 and has asked M. Jarusiewicz, Housing Specialist, to keep everyone updated.
- E. 46 Harry Kemp Way** – No report.

NEW BUSINESS: No new business.

APPROVAL OF VOUCHERS:

- M. Purdue motioned to approve the vouchers.
- C. Andrews seconded.

VOTED: 3-0-0

4.

CLOSING STATEMENTS:

- M. Perdue thanked E.D. for the air conditioner for the ill tenant.
- E.D. reported that the Lower Cape Outreach Council funded the portable air conditioner and Jim set it up in tenant's apartment.

Next meeting is scheduled for Wednesday, September 23, 2009 at 5:15 pm. There being no further business, M. Perdue motioned to adjourn at 6:05 pm.

Respectfully submitted,

Diana N. Fabbri
Recording Secretary

