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MINUTES

BELMONT HOUSING AUTHORITY

Regular Meeting

Town Hall, Room 1

November 22, 2010

1. Attendance: The attendance was taken at 6:00 P.M. Commissioners Leo Saidnavey, Donna Brescia, Don Becker, Sallye Bleiberg and Ann Verrilli were present. Also present was the Executive Director, Donna Hamilton.

2. Meeting with Belmont Housing Authority Residents: There were no residents present at the meeting.

3. Reading and Approval of the Minutes of the Meetings:

-October 25, 2010 Regular Meeting: A motion was made by Don Becker, seconded by Donna Brescia, to approve the minutes of these meetings. The vote was unanimous (3).

4. Bills and Communications:

Revolving Fund: Checks #221 through #261: A motion was made by Don Becker, seconded by Donna Brescia, to approve the checks on the Revolving Fund Warrant. The vote was unanimous (3).

4001:

MRVP – AHVP: Checks #15 through #16: A motion was made by Don Becker, seconded by Donna Brescia, to approve the checks on the MRVP – AHVP Warrant. The vote was unanimous (3).

689-1:

Section 8: EFT 11/1/2010: A motion was made by Don Becker, seconded by Donna Brescia, to approve the Section 8 EFT. The vote was unanimous (3).

5. Executive Director's Report:

1. Discussion of Capital Improvement Plan: In order to ensure that a set amount of capital funds will be given to state-aided public housing authorities over the next few years, the Department of Housing and Community Development has determined that this funding will be distributed in increments beginning 2012, 2013 and 2014. Since housing authorities are presently able to request an advance on their formula funding, the board discussed a prioritized list of projects.

The proposed projects for Belmont Village include replacement of underground electrical cables, replacement of downspouts, repair of sidewalks, and kitchen renovations. Although replacing existing heating systems is also on the list, all of the boilers in this development are currently being replaced and have an estimated completion date of December 27, 2010.

5. Executive Director's Report (continued):

1. Discussion of Capital Improvement Plan (continued):

The list of projects for Sherman Gardens Apartments includes new roofs and repairs to vents, replacement of flooring in the entrances and stairwells, and repair/replacement of outside steps. It was also noted however, that the Authority is in the process of completing repairs to ten (10) of the front entrances.

It is further recommended that all of the roofs, gutters and downspouts at Waverley Oaks Apartments be replaced.

The Director will send an email to State Representative Will Brownsberger concerning the both the status of the existing modernization projects and the need for future funding.

2. **Waverley Oaks Apartments Meeting with Residents: Subsequent to a recent question/concern that had been expressed by the residents of Waverley Oaks Apartments regarding the possibility of mold in the basement storage areas, the Director will provide an update to the board at the next regular board meeting.**

6. Agenda Items for Board Vote:

1. Vote to Approve Contract Amendment for A/E Fees for Belmont Village Cables: A motion was made by Leo Saidnawey, seconded by Don Becker, to approve Amendment #1 to increase the Contract for Financial Assistance for A/E fees in the amount of \$492.80. The vote was unanimous (5).
2. Vote to Approve Change Order No. 1 for Dayco Construction: In accordance with a recommendation from the Architect for additional work on the outside steps at Sherman Gardens Apartments to include sodding of specified lawn areas, removal of damaged asphalt walkways in the rear of building 54 and at the sides of buildings 60 and 66, and replacing ten (10) existing deteriorated light posts, a motion was made by Don Becker, seconded by Leo Saidnawey, to approve Change Order No. 1. The vote was unanimous (5).

7. Report of Committees:

1. Belmont Housing Trust: Commissioner Ann Verrilli told the board that there are two vacancies on the Community Preservation Committee and it was unanimously agreed that Commissioner Donna Brescia would represent the Belmont Housing Authority.

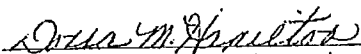
8. Unfinished Business:

1. Discussion of PATCH: The board agreed that the Chairman, Sallye Bleiberg, would meet with PATCH to provide information about the housing authority.

9. New Business:

10. Next Meeting: The board agreed that the next regular board meeting will be held at 6:00 P.M. on December 27th in the Belmont Town Hall.

11. Adjournment: A motion was made by Leo Saidnawey, seconded by Don Becker, to adjourn the meeting at 6:45 P.M. The vote was unanimous (5).



Donna M. Hamilton, Executive Director

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