

Scituate Housing Authority, May 15, 2012

A SCITUATE HOUSING AUTHORITY REGULAR MEETING WAS HELD ON
TUESDAY, MAY 15, 2012 AT 5:00 PM AT 791 COUNTRY WAY IN SCITUATE, MA.

Call to Order:5:10 PM

Present: Michael Collins

John Zigouras

Patricia Butler

Stephen Coulter(5:15PM)

Maryanne Lewis(5:20PM)

Absent:

Also Present:Richard Bowen, Esquire; Rob Garrett, Maintenance Supervisor; Kathy DeMarsh, Executive Director and Secretary to the Board

Bills and Communications

On a motion by Michael Collins, seconded by John Zigouras, it was unanimously
Voted:To approve the April 10, 2012 Regular Meeting Minutes as amended

Ayes: 3Nays: 0Abstained: 0

On a motion by John Zigouras, seconded by Michael Collins, it was unanimously
Voted:To acknowledge receipt of the Maintenance Report of May 15, 2012

Ayes: 3Nays: 0Abstained: 0

On a motion by John Zigouras, seconded by Michael Collins, it was unanimously
Voted: To acknowledge receipt of the Reconciliation Reports for

April 2012

Ayes: 3Nays: 0Abstained: 0

On a motion by John Zigouras, seconded by Michael Collins, it was unanimously

Voted:To acknowledge receipt of the Monthly Financial Reports for March 31, 2012

Ayes: 5Nays: 0Abstained: 0

Discussion ensued on the status of how the Maintenance staff was managing with the freeze on Operating Reserves. Chairperson, Patricia Butler asked if there is anything that is not being done. Maintenance Supervisor, Rob Garrett responded that the renovations on the building structure at Wheeler Park II have been put on hold. The residential buildings in this park all show the structural integrity of the porches and trim is failing. The Board asked for an estimate of what the cost would be for the trim repairs. Rob Garrett said his guesstimate would be \$25,000-\$35,000. The Board directed that there be a two tier system. Tier 1- Day to Day-complete any health and safety items and necessary repairs as needed. Tier 2-Major projects-evaluate each building and proceed with the worst being addressed first, one building at a time.

On a motion by John Zigouras, seconded by Stephen Coulter, it was unanimously

Voted:To acknowledge receipt of the Director's Report of

April 10-May 15, 2012

Ayes: 5Nays: 0Abstained: 0

Board members were presented with a recommendation from Secure Energy Solutions, current Energy Consultant for the Scituate Housing Authority. The recommendation was to lock into a lower rate for Natural Gas and Electricity, as Natural Gas prices are at an 11 year low. The chart indicated an estimated \$5,819. savings per year or \$17,457.96 over a 3 year period for Natural Gas.

Also included was a chart for Electricity with an estimated savings of \$2,374. savings per year or \$7,121.80 over a 3 year period. After discussion, the Board made the following motion.

On a motion by Maryanne Lewis, seconded by Stephen Coulter, it was unanimously
Voted: To solicit proposals from three independent energy suppliers.
Ayes: 5Nays: 0Abstained: 0

Attorney Richard Bowen was invited to discuss the language of the required Certifications issued under Public Housing Notice 2012-01 by the Department of Housing and Community Development and to explain the process and cost of filing an Injunction against DHCD.

In reviewing the language of the Year End Financial Statements Certification, Attorney Bowen pointed out that the wording "to the best of our knowledge" was included. He said, other than being offensive, that there was no liability to Board members signing this. Attorney Bowen suggested that members could take the extra step in an effort to do their due diligence to have the accountant or auditor confirm that the year end financial statement is true and correct. Attorney Bowen indicated that the Salary Certification language should not be a problem as the Board is directly involved in negotiating the Contract of the Executive Director and the salary amount awarded. It is incumbent on Board members to be careful and diligent. Richard Bowen did not see a problem with signing any of the Certifications.

Attorney Bowen estimated that the cost to file an injunction could be approximately \$20,000. and may take up to two to three years from filing to trial. In summary, he said the Scituate Housing Authority has 3 options: (1) sign the certifications, (2) file an injunction and sue or (3) arrange a meeting with legislators and the state to talk about changing the language in the certifications. He suggested after the meeting, the Board should set a deadline to make a decision to sign or resign.

On a motion by Maryanne Lewis, seconded by Stephen Coulter, it was
Voted: To request a meeting with the state legislators (House and Senate)
and that they contact the Commissioner of Housing to attend the meeting.

Ayes: 4Nays: 1Abstained: 0

Ayes: Maryanne Lewis, Stephen Coulter, Michael Collins, and John Zigouras

Nays: Patricia Butler

On a motion by Maryanne Lewis, seconded by John Zigouras, it was

Voted: To direct the Executive Director to examine funding sources for legal action and report back to the Board on June 12, 2012 meeting.

Ayes: 4Nays: 1Abstained: 0

Ayes: Maryanne Lewis, Stephen Coulter, Michael Collins, and John Zigouras

Nays: Patricia Butler

Attorney Bowen summarized that the Board have the meeting with the legislators in an attempt to have the language changed. If it is discovered that there is no funding to sue and the result of the meeting is no changes will be made, then on the spot at the next meeting, members not signing will be asked to sign or resign.

Old Business

Driftway Property-MHP and McKenzie-tabled

New Business

Council on Aging plans for Senior Center-tabled

On a motion by Maryanne Lewis, seconded by Stephen Coulter, it was unanimously

Voted: To adjourn the meeting, the time being 7:35PM

Ayes: 5Nays: 0Abstained: 0

(Seal) _____
Kathy J. DeMarsh, Secretary