

Avon Housing Authority

One Fellowship Circle * Avon, MA 02322
(508) 588-1847 * (508) 588-2098 FAX
avonha@comcast.net

MINUTES REGULAR MONTHLY MEETING October 23, 2018 5:00 P.M.

The Avon Housing Authority held a regular meeting on Tuesday, October 23, 2018 at 5:00 p.m. at the office of the Housing Authority, 1 Fellowship Circle, Avon, MA. Chairman Jensen called the meeting to order at 5:00 p.m.

Board Members Present:

M. Janet Jensen	Chairman
Kevin Edwards	Vice Chairman
Judy Laniewski	Treasurer
Louis Minchello	Clerk

Board Members Absent: None

Others Present:

Sherry Guilbault	Executive Director
------------------	--------------------

Guests/Tenants:

Cheryl Mann	Milne, Shaw & Robillard
-------------	-------------------------

Cheryl Mann discussed and presented the proposed FY19 Budget.

M/Edwards, S/Laniewski. Motion to approve the FY19 Budget as presented. Unanimous vote, motion passed.

Sherry Guilbault read and discussed the Maintenance Report as submitted by Derek Adams.

M/Minchello, S/Laniewski. Motion to approve the Regular Meeting Minutes of September 10, 2018. Unanimous vote, motion passed.

M/Edwards, S/Laniewski. Motion to approve the vouchers through October 23, 2018. Unanimous vote, motion passed.

Vacancy and lease activity since the September 10, 2018 Board Meeting:

22A	Vacant – 4/2/18 – Nursing Home- Leased 6/21/18
14C	Vacant- 5/1/18 – Nursing Home - offered 10/11/18 & 10/19/18
10B	Vacant – 8/1/18 – Deceased – Leased 10/15/18
9C	Vacant – 10/1/18 – Deceased –
4A	Vacant – 10/1/18 – other -

TOWN OF AVON
2019 JAN 14 P 12:19
TOWN CLERK

Air Source Pump Project update

New Maintenance truck due in late October or early November

Section 8 Funds/TD Bank account closed and money transferred to Abington Savings Checking Account.

Sherry Guilbault attended a MassNAHRO Professional Development meeting on Tuesday, September 11, 2018 in Canton, MA.

Sherry Guilbault attended a SMEDA meeting on September 19, 2018 in Raynham.

MassNAHRO Fall Conference in Natick December 3 & 4, 2018. Sherry Guilbault, Janet Jensen and Judy Laniewski will be attending both days. Kevin Edwards may attend 1 day.

Management Agreement

Lee Anne Vaillencourt/Admin. Assistant attended a training for Tenant Selection presented by our pilot attorney, Andrew Bailey.

New tech. equipment has been ordered for the office and maintenance.

Sherry Guilbault attended a SHADO meeting on Tuesday, October 23, 2018 in Taunton.

Sherry Guilbault will be attending a MassNAHRO Rent Calculation Training in Franklin.

Sherry Guilbault will be attending a SMEDA/SHADO meeting on November 14, 2018 in Raynham.

Next Board Meeting to be held November 6, 2018

M/Edwards, S/Laniewski. Motion to accept the Executive Director's Report as presented. Unanimous vote, motion passed.

The Maintenance Garage Roof Project FISH# 018029 final completion was tabled until a future meeting.

Sherry Guilbault discussed that the Milne, Shaw and Robillard contract expired June 30, 2018 and presented a new contract.

M/Laniewski, S/Edwards. Motion to approve the Milne Shaw and Robillard contract to commence July 1, 2018 through June 30, 2020. Unanimous vote, motion passed.

M/Laniewski, S/Edwards. Motion to approve the Operating and Balance Sheets for September 2018 as presented. Unanimous vote, motion passed.

M/Edwards, S/Laniewski. Motion to adjourn meeting at 5:47 p.m. Unanimous vote, motion passed.

Respectfully submitted,
Sherry L. Guilbault
Secretary/Executive Director