Board of Commissioners Regular Meeting

Friday, December 10, 2021 11:00 AM

99 Bridge Street, Baldwinville, MA

Minutes

The following items are reasonably anticipated to be discussed at this meeting:

1. Call to Order: Chairperson John Columbus called meeting to order at 11:00am.

Attendance, John Columbus, Diane Whitney, Carol Cassie, Louise Chaffee, David P. Connor, Bevin Popolizio, UNIT 9B

1. Approval of Minutes

November 12, 2021 Regular Meeting *Motion by Diane and Seconded by Louise 4-0 passed*

November 18, 2021 Special Meeting *Motion by Louise and Seconded by Carol*

*4-0 passed*

1. MOC Resident Service Coordination Program Update

See November Report Presented by MOC

Tenant Social Introductions, December 13th Units 1-4, Dec 20th Units 5-9, Dec 27th units 10-13.

1. Approval of Financial Statements: *Motion to approve Financial Statements by Louise*

*Seconded by Diane Passed 4-0*

November 2021 financial statements

November 2021check register

1. Administrative Update

MCS Software *Software Upgrade going on at this time. Hope to complete in January*

Templeton Audit Report Draft

Board Resolution *Motion by Louise with corrections seconded by Diane 4-0 passed*

Open Meeting Law Update/Certification *Certifications Signed by Board*

Conflict of Interest Update/Certification *Certifications Signed by Board*

Holiday Schedule CY 2022 *Motion by Louise and Second by Diane 4-0*

Town Annual Report: *Carol made motion and second by Louise to approve Annual report 4-0 passed*

1. Maintenance Report:

Work Orders & Maintenance Highlights *No report this month.*

1. Capital Projects Update:

Fire Alarm Tucker Building *Motion to approve Lowest, responsive, responsible bidder Motion by Louse and seconded by Carol passed 4-0*

Sprinkler Tucker Building *DHCD has verbally agreed to move forward on this project. Good news for THA and residents at Tucker Building.*

Oil Tank Leaking Tucker Building *We are in the process of getting the quotes for this repair.*

1. Vacancy/Occupancy:

Phoenix Court 5 units (1 New)

Tucker Building 1 unit

1. Tenant Account Receivables Report:

Vacated Tenant Balances

1. Adjournment: *Motion made by Louise and seconded by Diane to adjourn at 1:04pm*

*Approve 4-0*

If you need reasonable accommodations in order to participate in the meeting, contact David P. Connor at 978.939.2374 or [dconnor@templetonha.org](mailto:dconnor@templetonha.org) in advance of the meeting. While the authority will do its best to accommodate you, certain accommodations require hiring of outside contractors who may not be available if requested immediately before the meeting.