

**Arlington Housing Authority
Regular Meeting**

Minutes

November 11, 2020 at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:00 P.M. by Mr. Mitropoulos.

Roll Call

Present: Nicholas Mitropoulos,
Gaar Talanian, Brian Connor and
Jo Anne Preston

Also Present: John J. Griffin, Executive Director
John Greco, Attorney and
Richard Conlon

Notice to Town Clerk

Notice of this meeting was delivered electronically on November 16, 2020 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Appointments

Local Tenants Organizations

Pamela Hauser, President of Winslow Towers, said that on behalf of Mr. Griffin's administrative staff and the maintenance staff the tenants want to thank them for everything they have done.

General Public

Rachael asked Mr. Mitropoulos what did he do. She said look what you have done. You have not done anything.

Mrs. said that Rachael came to complain about the mice. There might be something done on Friday.

Rachael said Mr. Mitropoulos told her to find an exterminator and then Mr. Mitropoulos pulled out.

Mrs. Preston said that this is in violation of code.

Mr. Mitropoulos said that Rachael got her someone. She used the recommendations.

Rachael said that Mr. Mitropoulos is lying.

Mr. Greco said that whoever has the floor can speak until someone is recognized.

Mrs. Preston said that we should have exterminators and cleaners for all buildings.

Mr. Mitropoulos said that the exterminators are coming Friday, and they will also clean 41 Fremont. We also have Waltham Pest Control and cleaners going to 41 on November 12, 2020. The treatment will start at 9:00.

Mary said it took a month to get someone to clean.

Mr. Mitropoulos said that Waltham Pest Control came in. They offered to have them move and they said no. Mr. Mitropoulos takes offense to being called a liar.

Mrs. Preston said the problem is you cannot wait months. They must be taken care of immediately. She said mice reproduce.

Mr. Griffin said that Janet Doyle scheduled the exterminator.

Mary and Vanessa want to be respected and want an apology.

Mrs. Preston said that these pest problems must be taken care of immediately. Waltham Pest Control had mixed reviews. We cannot let this go on. We propose to have tenants work with Mr. Griffin.

Mr. Mitropoulos said that Waltham Pest Control is coming tomorrow. We have taken Rachael's recommendations. Did the recommendations come her house? The exterminators gave a contract. What is the arrangement?

Mrs. Preston said that we cannot have people come to the meeting. There should be a committee with two tenants.

Mr. Mitropoulos agrees.

Mr. Talanian wanted to know how do we know this is not working. Maybe we have responded in five days.

Mr. Griffin said that Mrs. Gasweld lived at Chestnut Manor and moved to Menotomy Manor. Mr. Griffin showed pictures on how she left the apartment at Chestnut Manor when she moved out.

Mr. Griffin said that in January of this year Janet Doyle sent out notices. When the exterminators came at 41 Fremont there was a note on the door that morning. Janet Doyle called Mr. Griffin and said she

Sheri asked Mr. Griffin how many times he had looked at the unit.

Mr. Griffin said that he went there.

Sheri said that the pictures you just showed is a violation of human rights. She said that she is filing with the human rights.

Mr. Griffin said that Sheri is rude and obnoxious.

Sheri said this is a disgrace. She said that Mr. Griffin and Mr. Mitropoulos are a disgrace.

Lynette Culverhouse said that she is horrified with this meeting. She is ashamed of how the Board is handling this. She said the Board should have a listening session where tenants called and tell their frustrations.

Mrs. Preston said in the next few days to take care of these two apartments. They are in violation of the sanitary code. She said there should be a subcommittee to take care of this.

Mr. Mitropoulos and Mrs. Preston will be at Menotomy Manor tomorrow. The cleaners will be there tomorrow at 9 AM.

Project Updates

Replace fire pump system at Winslow Towers
Design at Cusack Terrace
Test balcony at Chestnut Manor should be completed Friday
Winslow windows will start at end of March. It will take 3 days per unit
Painting
We received \$500,00 Grant for Drake Village
Elevators complete at Cusack Terrace
Handicap bathrooms at Chestnut Manor and Winslow
Parking lot paving at Drake Village.

Approval and Acceptance of the low bid from Motion Elevator Corp. in the amount of \$28,666.00 per year for the Elevator Maintenance Contract

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian is was unanimously voted in favor for the Approval and Acceptance of the low bid from Motion Elevator Corp. in the amount of \$28,666.00 per year for the Elevator Maintenance Contract.

| | <u>Yes</u> | <u>No</u> |
|----------------------|-------------------|------------------|
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Jo Anne Preston | X | |

Approval of Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws

VOTED

Upon a motion made by Mr. Connor and seconded Mr. Talanian it was unanimously voted in favor for the Approval Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws.

| | <u>Yes</u> | <u>No</u> |
|----------------------|-------------------|------------------|
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Jo Anne Preston | X | |

Certification of Top 5 Compensation Form

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted in favor for the Approve the Certification of Top 5 Compensation Form.

| | <u>Yes</u> | <u>No</u> |
|----------------------|-------------------|------------------|
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Jo Anne Preston | X | |

Certification of Year End Financial Statements and Tenants Accounts Receivables Data and transfer of \$600,000. from Services account to Affordable Housing

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted in favor to approve the Certification of Year-End Financial Statements and Tenants Accounts Receivables Data and transfer of \$600,000. from Services account to Affordable Housing.

| | <u>Yes</u> | <u>No</u> |
|----------------------|-------------------|------------------|
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Jo Anne Preston | X | |

CPA Application

Mr. Griffin gave the Board an update.

Approval of Minutes of October 21, 2020

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted in favor to approve the minutes of October 21, 2020.

| | <u>Yes</u> | <u>No</u> |
|----------------------|-------------------|------------------|
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |

Jo Anne Preston X

Mrs. Preston wanted to know what the difference between a Director of Maintenance and a Superintendent of Maintenance is.

Mrs. Preston would like a subcommittee to look at potential for housing down Menotomy Manor.

Mr. Mitropoulos will put this on the next agenda.

Mr. Connor and Mrs. Preston want to be on the committee.

Ellen Leigh at Cusack Terrace said that they need a full-time maintenance person. She said that the garbage shoots are closed. She said there should be sanitizer on each floor and by the elevators.

Mr. Griffin said we had a full-time person at Cusack Terrace. He said that we will be looking for a full-time maintenance person.

Adjourn

VOTED

Upon a motion made by Mr. Talanian and seconded by Mrs. Preston it was unanimously voted to Adjourn the Regular Meeting at 8:27 PM.

| | <u>Yes</u> | <u>No</u> |
|----------------------|-------------------|------------------|
| Brian Connor | X | |
| Gaar Talanian | X | |
| Nicholas Mitropoulos | X | |
| Jo Anne Preston | X | |

The next Board Meeting will be December 16, 2020 at 7 PM.