

**Arlington Housing Authority  
Regular Meeting**

**Minutes**

**May 20, 2021 at 7:00 PM**

**Call to Order**

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

**Roll Call**

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

Also Present: John Nagle, Interim Executive Director  
John Greco, Attorney

**Notice to Town Clerk**

Notice of this meeting was delivered electronically on May 17, 2021 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

**Tenant Board Member Update**

Mr. Nagle indicated that the Arlington Housing Authority has completed its part of the process by notifying the Town Clerk and notifying the residents without a tenant association via mail. The Town Clerk has been notified so that they can complete their part of the process in accordance with the guidance from DHCD.

**Executive Director Report**

Mr. Nagle discussed project updates at Winslow Towers, Drake Village, and Chestnut Manor. He also informed the board that the Arlington Tree Committee through the help of Mrs. Preston, planted several trees at Chestnut Manor.

Mr. Nagle also discussed the status of picnic tables, a survey for residents, potential updates to the website and the grievance panel formation. He also explained updates

related to providing flowers to the developments, expanding language accessibility, a COVID-19 clinic that occurred at Menotomy Manor on 5/19/2021, new employees that had been hired, and positions that were still being filled.

Mr. Nagle said that we are going to hire two residents for summer help from July 6, 2021, to September 1, 2021. They will be paid \$15.00 an hour.

Mr. Connor asked about the survey.

Mr. Nagle said that he will do this with the Resident Services Coordinator.

Ms. Badilla asked why the summer help lottery will only be for two people.

Mr. Connor said that the budget could be reviewed to see if there is flexibility to add another summer help position.

### **Discussion on moving back to in-person board meetings & locations**

Mr. Connor said that the June meeting will be at Drake and then Cusack. He wanted to know if the Town Meeting will be held on the same day.

### **Discussion on reinstating laundry fees**

Mr. Connor said that he thought it was June first when we were going back to laundry fees.

Mrs. Preston asked if we could put in a machine that makes change.

Mr. Connor said we should see about a credit card machine.

Mr. Mitropoulos said to keep it open until we get a solution.

Mr. Talanian said to change it to September 1, 2021.

Upon a motion to made by Mr. Talanian and seconded by Mr. Mitropoulos it was voted unanimously in favor to extend the laundry until September 1, 2021.

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

Mr. Talanian said a credit card and a debit card would be good.

**Discussion on tenant garden project and contest**

Mr. Connor said that Mr. Nagle can pick the areas for the gardens. He also asked if we could consider a monetary voucher for the gardens. He said the tenants would have to fill out a form in order that we can determine the number that would participate. Determining a voucher is subject to financial review.

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was voted unanimously in favor of implementing the gardens with the financial aspect needing further review.

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

**Discussion on helping senior tenants with small jobs**

Mr. Nagle said it is a liability issue.

Mr. Connor questioned this by indicating that there is a difference between moving out and moving furniture to patch a hole in the wall.

**Discussion and motion to name the Community Room at the Hauser Building in honor of Joe & Janet Daly**

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was voted unanimously in favor to name the Hauser Building Community Room to the Daly Double Community Room.

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

**Approval of Annual Meeting Minutes of April 27, 2021**

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was voted unanimously to Approve the Annual Meeting Minutes of April 27, 2021.

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

### **Approval of Regular Meeting Minutes of April 27, 2021**

Upon a motion made by Mr. Badilla and seconded by Mr. Talanian it was voted unanimously to Approve the Regular Meeting Minutes of April 27, 2021.

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

### **Appointments**

#### **Local Tenant Organizations**

Pamela Hauser, President at Winslow Towers, said regarding the garden at Menotomy Manor they took the spickets out. She said that it was brought up before about a change machine for the washers and dryers.

Mr. Connor said that we are looking into this now.

Pamela said that moving a bureau is very heavy. She said the windows look fantastic. She has not seen a maintenance staff member put in air conditioners. She asked when the apartments on the inside are getting windows.

Mr. Nagle indicated that it is not in the current Capital Improvement Plan.

Pamela Hauser said maybe they can put it in the Budget for a window washer.

Mr. Connor said that is a good suggestion.

Pamela Hauser said we have not had problems with the washers or dryers. What is going on with the handicap bathrooms in the Community Room?

Mr. Nagle said he will look into this.

Ms. Badilla wanted to know how the windows open and what kind of screens are there.

Mr. Nagle said there is a restriction on the windows.

Pamela Hauser said that there are tenants complaining about moving benches due to the windows being installed.

### **Menotomy Manor T/A status**

Ms. Badilla discussed the law and the rights for the tenant's associations.

Mr. Connor said in a few months they should have a Tenants Association.

### **General Public**

Elizabeth Dray said that she is impressed with Mr. Nagle. She wants to thank Mr. Nagle for his responsiveness. She wanted to know if notices were sent out in different languages for Jack Cooper. She also wanted to know if Mr. Nagle is being double paid.

Sheri Baron thanked the AHA for an event with Jack Cooper. She wanted to know what the capacity of each building is.

Mr. Connor said there is plenty of space.

Sheri Baron asked if the board meetings will be cable accessible. She hopes that they will be.

Lisa Hersey from Menotomy Manor asked the AHA what the two residents being hired for summer help are going to be doing.

Ms. Badilla said they will do generalized jobs.

Lisa Hersey said that John's Landscaping did not clear out all the sticks. They only mowed the edges.

Mr. Nagle said to call Janet Doyle or call Bob Cronin. Mr. Nagle will also talk to maintenance.

Mr. Connor said questions regarding maintenance should go to maintenance.

Lisa Hersey has a problem with her stove.

Mr. Connor asked Mr. Nagle to look into it.

Lisa Hersey said she continues to have a problem with her front door after calling it in.

Mr. Connor said the problems should be fixed the first time someone calls.

Kelda Fontenot said that not everyone got the notice regarding the meeting with Jack Cooper.

Ms. Badilla said that maintenance passed out the notices.

Kelda Fontenot wanted to know if the meetings will continue to be hybrid or will there be an option.

Kelda requested who she contacts for Freedom Information Act requests.

Mr. Greco indicated that they get submitted to the Arlington Housing Authority.

Marion King said that she received notice about the tenant board member seat. She said the notice was sent out in English. She walked around the Manor and was very impressed.

Ms. Jones talked about lawn care.

Ms. Hauser said that she is tired of a certain person talking to the Board like they are children.

Mary Ann Rausell said that John's Landscaping did a terrible job.

### **Adjourn**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was voted unanimously to adjourn.

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

|                  |   |
|------------------|---|
| Jo Anne Preston  | X |
| Fiorella Badilla | X |

The next Board meeting will be June 16, 2021.