



NAHANT HOUSING AUTHORITY
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Board Meeting Minutes – December 5, 2022
Meeting began at 5:30 PM

Present: Paul Smith, Dave Wilson, Mickey Long, Susan Bonner

Absent: Sue Edwards

Others Present: Kelley Collins

1. Motion by Paul Smith to approve November 7, 2022 board meeting minutes. Seconded by Mickey Long. Vote in favor 4-0.
2. Motion by Sue Bonner to approve accounts payable warrant dates 11/1/2022-11/30/2022 in the amount of \$25,711.88. Seconded by Paul Smith. Vote in favor 4-0.
3. Motion by Paul Smith to approve State Contract for Accounting Services with Fenton, Ewald and Associates for period 10/1/22-9/30/23. Seconded by Sue Bonner. Vote in favor 4-0.
4. Motion by Mickey Long to approve project #200076 Greystone siding and windows change order #5 rake board and trim replacement in the amount of \$882.90. Seconded by Paul Smith. Vote in favor 4-0. Kelley to submit to DHCD for further approval.
5. Motion by Mickey Long to approve project #200076 Greystone siding and windows change order #6 painting and patching all interior window walls in the amount of \$14,379.26. Seconded by Paul Smith. Vote in favor 4-0. Kelley to submit to DHCD for further approval.
6. Dave Wilson gave update of Nahant Housing Plan Advisory sub-committee meeting: town hired a consultant to create housing plan. Vendor has a webpage with updates, Dave to forward to the NHA board.
7. Vacancy report: 1 667 vacancy – this unit must be filled by a minority applicant based on the Nahant Housing Authority's Fair Housing Marketing Plan. NHA made offer, applicant had multiple offers at 3 LHAs. Accepted other offer so NHA to restart applicant process.
8. Old Business per 11/7/22 board meeting:
 - a. Feedback on reporting to tenants why fire alarm went off: Instant Alarm checked system, no system errors, unsure why alarms went off.
 - b. Feedback on # of tenants with rent owed: Chap. 200-2 tenants over 30 days, Chap. 667-1 tenant over 30 days, Chap. 705-3 tenants over 30 days.
9. Motion by Mickey Long to adjourn. Seconded by Paul Smith. Vote in favor 4-0.

Meeting adjourned at 6:18 PM. Submitted by Kelley Collins, Executive Director