

NOTICE OF MEETING

Posting Date and Number by Town Clerk _____

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF
CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

(board, committee, commission, authority, etc.)

WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, February 14, 2022

Harvard Court Community Room, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Exectutive Director
(Title of board, committee, commission, etc.)

Date 2/10/2022
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of January 10, 2022
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
- Financial Reports: January 2022 Vouchers, December 2021 Bank Balances and Financial Statements, Operating Statements, MOD Reports and Tenant's Accounts Receivable for Quarter Ending December 31, 2021
- Board Vote on Change Order for Harvard Court Window/Siding Project
- Board Vote on Change Order for Pine Circle Fire Door Prject
- Board Vote on Cert. of Substantial Completion Bedford St. Window/Siding
- Board Vote on Propretory Symmons Valve and Trim - P.C. ADA Bathrooms
- Board Vote Re: Mask Mandates in Community Rooms and Common Areas
- Board Vote on (25) Yr Contract with Hampshire Power with Opt-out Clause
- Board Vote to Accept the Following Public Housing Notices:
- PHN 2022-01 "COVID-19 Omicron Variant and State Public Housing"
- PHN 2021-24 "Executive Director Salary and Qualification Schedule"
- Board Vote to Increase Executive Director Salary per New Schedule
- Executive Director's Report
- Correspondence
- New Business
- Open Forum
- Adjourn

**SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
48 HR NOTICE**

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

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WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, March 14, 2022

Harvard Court Community Room, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by)

Eileen Gibson, Executive Director

(Signature & Title)

(for)

Eileen Gibson, Executive Director

(Title of board, committee, commission, etc.)

Date

3/10/2022

(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of February 14, 2022

2. OLD BUSINESS:

3. NEW BUSINESS:

Financial Reports: Febuary 2022 Vouchers, January 2022 Bank Balances
and Financial Statements

Board Vote on Five Year Capital Improvement Plan

Board Vote on Fiscal Year 2023 Annual Plan

Board Vote on Language Access Plan

Board Vote to Approve New Labor & Industry Rates Effective 4/1/2022

Board Vote on Change Order No. (2) on the PHD Window Project

Board Vote on Change Order No. (2) on the HC Window/Siding Project

Board Vote on Cert. of Substantial Completion on the PHD Window Project

Board Vote on Cert. of Final Completion on the PHD Window Project

Board Vote on Cert. of Final Completion- on Bedford St Window/Siding Project

Board Vote to Accept the Following Public Housing Notices:

PHN 2022-03 "Fair Housing Marketing Plan"

PHN 2022-04 "Guidance on Income Exclusions for Rent Determination"

PHN 2022-05 "Guidance to LTO Officers That Serve as Tenant Board Members"

Executive Director's Report

Correspondence

New Business

Open Forum

Adjourn

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority
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WILL BE HELD AT 7:00 o'clock P. M.
ON Monday, April 11, 2022
Harvard Court Community Room, Whitman, MA 02382
(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by Eileen Gibson, Executive Director
(Signature & Title)
(for Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)
Date 4/7/2022
(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of March 14, 2022
 2. OLD BUSINESS:
 3. NEW BUSINESS:
Financial Reports: March 2022 Vouchers, February 2022 Bank Balances
and Financial Statements
Board Vote on Revision to FY2022 Budget
Board Vote to Award Pine Circle ADA Bathroom Project No. 338086
Board Vote on Change Order (3) Harvard Court Window & Siding Project
Board Discussion on Tenant Owned Furniture by New Gazebo
Board Vote to Accept the Following Public Housing Notices:
PHN 2022-06 "Calendar of Submissions and Certifications"
PHN 2022-07 "LHA Requirements to Post Key Info. and Grievance Rights"
Executive Director's Report
Correspondence
New Business
Open Forum
Adjourn
- SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

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WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, May 16, 2022

Harvard Court Community Building, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 5/11/2022
(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of April 11, 2022
 2. OLD BUSINESS:
 3. NEW BUSINESS:
 - Financial Reports: April 2022 Vouchers, March 2022 Bank Balances and Financial Statements and Q.E. March 31, 2022 Operating, Mod and TARS
 - Board Vote Change Order No. (4) H.C. Window & Siding Project
 - Board Vote - Certificate of Substantial Completion PC Fire Door Project
 - Board Vote - Certificate of Final Completion PC Fire Door Project
 - Board Vote to Accept the Following Public Housing Notices:
 - PHN 2022-07 "LHA Requirements to Post Key Info and Grievance Rights"
 - PHN 2022-08 "Clarification on Transfers as Reasonable Accommodation"
 - Executive Director's Report
 - Correspondence
 - New Business
 - Open Forum
 - Adjourn
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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

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WILL BE HELD AT 7:00 o'clock P. M.

ON Tuesday, June 21, 2022

Harvard Court Community Building, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Exectutive Director
(Title of board, committee, commission, etc.)

Date 6/14/2022
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of May 9, 2022
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
- Re-organization of the Board
- Financial Reports: May 2022 Vouchers, April 2022 Bank Balances and Financial Statements
- Board Vote - Change Order No. (5) H.C. Window & Siding Project 338080
- Board Vote - Change Order No. (6) H.C. Window & Siding Project 338080
- Board Vote - Affirmative Fair Housing Marketing Plan
- Board Vote - Reasonable Accommodations Policy
- Board Vote - Certificate of Substantial Completion PHD Risers/Railings
- Board Vote - Approve Eileen Gibson as Contract Officer on Project Numbers: 338086, 338087, 338090, 338091, 338092, 338093, 338094
- Executive Director's Report
- Correspondence
- New Business
- Open Forum
- Adjourn

**SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS DO NOT COUNT FOR
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Town Hall - 7-7-22
Bulletin Board - 7-7-22
Website 7-7-22

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

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WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, July 11, 2022

Harvard Court Community Building, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 7/7/2022
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of June 21, 2022
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
- Financial Reports: June 2022 Vouchers, May 2022 Bank Balances and Financial Statements
- Board Review and Acceptance of REAC Score for Harvard Court Property
- Board Vote to Approve Juneteenth as a Staff Paid Holiday
- Board Vote on Change Order No. (7) H.C. Window & Siding Project 338080
- Board Vote on Cert. of Substantial Completion HC Window/Siding Project
- Board Vote on Cert. of Final Completion HC Window/Siding Project 338080
- Board Vote to Accept Public Housing Notices:
- PHN 2022-09 "Updates to Performance Management Review 2022 Cycle"
- PHN 2022-10 "Revised PMR Maintenance Metrics"
- Executive Director's Report
- Correspondence - ARPA Target Award
- New Business
- Open Forum
- Adjourn

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority
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WILL BE HELD AT 7:00 o'clock P. M.
ON Monday, August 22, 2022
Harvard Court Community Building, Whitman, MA 02382
(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by: Eileen Gibson, Executive Director
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 8/17/2022
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of July 11, 2022
- 2. OLD BUSINESS:
- 3. NEW BUSINESS:
- Financial Reports: July 2022 Vouchers, June 2022 Bank Balances and Financial Statements
- FYE 2022 Board Certifications Operating and Modernization Reports, Tenant Accounts Receivable, Top 5 Compensation and Lead Paint
- Board Vote to Write Off Bad Debt
- Board Review & Vote on Change Order No. (1) ADA Bathroom Project 338086
- Board Vote on Change Order No. (8) H.C. Window/Siding 338080 (\$1,500)
- Board Vote on Change Order No. (9) H.C. Window/Siding 338080 (11) Days
- Board Review & Vote to Award Low-Bidder for ADA Window Shade Project
- Board Review & Vote on Compliance for Harvard Court NCS8 Property
- Board Vote to Accept Public Housing Notices:
- PHN 2022-11 "New Agreed Upon Procedures Requirement NCS8 Property"
- PHN 2022-12 "Updates to c. 167 & c. 689 Housing Contracts"
- Executive Director's Report
- Correspondence
- New Business
- Open Forum
- Adjourn

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Whitman Housing Authority

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WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, October 17, 2022

Harvard Court Community Building, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by)

Eileen Gibson Executive Director

(Signature & Title)

(for)

Eileen Gibson, Executive Director

(Title of board, committee, commission, etc.)

Date

10/13/2022

(month day year)

AGENDA

1. Approve the Minutes of the Regular Board Meeting of August 22, 2022
2. OLD BUSINESS:
3. NEW BUSINESS:
 - Accountant Presents FY2023 State and Federal Budgets and E.D. Salary
 - Board Votes on FY2023 State Budget, Federal Budget and E.D. Salary
 - Financial Reports: Aug. & Sept. 2022 Vouchers, July & Aug 2022 Bank Balances and July & Aug. 2022 Financial Statements
 - Record of Phone Vote Rejecting Single Bid on 338087 Due to Lack of Funding
 - Board Vote on Low Bidder on Exterior Breaker Replacement Project 338092
 - Board Vote on Cert. of Final Completion Risers and Railings Project 338085
 - Board Vote on CPA Pre-Application Submittal - S.T. Underground Wiring
 - Board Vote to Accept Public Housing Notices:
 - PHN 2022-15 "Automation of Vacancy Fees"
 - PHN 2022-16 "FY2023 Local Housing Authority Budget Guidelines"
 - PHN 2022-17 "Fire Alarm Testing and Maintenance Requirements"
 - Executive Director's Report
 - Correspondence
 - New Business
 - Open Forum
 - Adjourn
 - Chairwoman Opens Executive Session - Closed to the Public

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IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) *Eileen Gibson, Executive Director*
(Signature & Title)

(for) Eileen Gibson, Executive Director
(Title of board, committee, commission, etc.)

Date 11/9/2022
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of October 17, 2022
- Financial Reports: Oct. 2022 Vouchers, Sept. 2022 Bank Balances and Financial Statements and QE Sept. 30th, 2022 Operating Statements
- Board Vote on Updated Preventive Maintenance Plan
- Board Vote on State Contract for FY2023 Accounting Services
- Board Vote on Emergency Board Notification Policy
- Record of Phone Vote on Change Order(2) on PC ADA Bathroom Project
- Record of Phone Vote on Change Order(3) on PC ADA Bathroom Project
- Board Vote on Change Order No. (4) on the PC ADA Bathroom Project
- Board Vote on Amendment - Contract for Financial Assistance ARPA Funds
- Board Vote on Amendment - Contract for Financial Assistance ARPA Target
- Board Vote to Accept Public Housing Notices:
- PHN 2022-18 "State Units Federalization Notice of Funding Availability"
- PHN 2022-19 "NCSR Recapitalization Notice of Funding Availability"
- PHN 2022-20 "705 Program Repositioning Notice of Funding Availability"
- PHN 2022-21 "Preservation & Modernization Resources Section 8 NC/SR"
- Executive Director's Report
- Correspondence
- New Business
- Open Forum
- Adjourn

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CHAPTER 30A OF THE GENERAL LAWS THAT A MEETING OF THE

Whitman Housing Authority

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WILL BE HELD AT 7:00 o'clock P. M.

ON Monday, December 12, 2022

Harvard Court Community Building, Whitman, MA 02382

(full description of location - street address, hall, office and building)

IN THE TOWN OF WHITMAN, MASSACHUSETTS.

(signed by) *Eileen Gibson Executive Director*
(Signature & Title)

(for) Eileen Gibson, Exectutive Director
(Title of board, committee, commission, etc.)

Date 12/7/2022
(month day year)

AGENDA

- 1. Approve the Minutes of the Regular Board Meeting of November 14, 2022
- Financial Reports: Nov. 2022 Vouchers, Oct. 2022 Bank Balances and Financial Statements
- Board Vote on the FY2022 Performance Management Review
- Board Vote to Accept Public Housing Notices:
- PHN 2022-22 "Mass State-Aided Housing Property, Boiler/Machinery and Crime Insurance"
- Executive Director's Report
- Correspondence
- New Business
- Open Forum
- Adjourn

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