

APPROVED
MINUTES OF BOARD MEETING
GREAT BARRINGTON HOUSING AUTHORITY BOARD MEETING

January 7, 2021 3:30 p.m.

Telephone remote participation per Governor Baker's March 12, 2020 Order Suspending Provisions of the Open Meeting Law

I CALL TO ORDER

Chairman Mercer called the meeting to order at 3:31 p.m. In attendance by telephone roll call, board of commissioners: Chairman Mercer, Eileen Mooney, Marie Ryan, Mary Pat Akers

Marlene Koloski, absent.

Executive Director Tina Danzy, Assistant to the Executive Director Madonna Meagher

GBHA Maintenance Supervisor, Rich Phair

Public that checked in: Louis DelMasto, Jackie Sinico, Heather Bellow, reporter from the Berkshire Eagle.

II. NEW BUSINESS

- a) Executive Director Danzy requested the board to vote on a \$41,700 bid from Environmental Restorations. The company was the low bidder for mold remediation of unit #23 at Flag Rock Village. **Mercer made a motion to approve the bid of \$41,700 for Environmental Restorations, Inc for mold remediation in unit #23 seconded by Mooney. Roll Call Vote: Mooney aye, Akers aye, Ryan aye, Mercer aye. Unanimous**

b) Board discussion ensued regarding evaluating moisture retention at the Flag Rock family units. GBHA maintenance supervisor, Rich Phair reported some of the history of moisture issues and mold issues in family units from six years ago. Mr. Phair stated that the Department of Housing and Community Development (DHCD) evaluated the family units around 6 years ago, and three family units were installed with central air systems (AC) and all other family units had wall mounted dehumidifiers installed for moisture mitigation. Mr. Phair additionally stated that the two family units that have identical central air systems to unit #23 have had no issues with moisture. Before this board meeting, Mr. Phair checked one unit with central air and the unit was measuring 22% humidity.

Discussion ensued regarding the affordability for tenants using dehumidifiers since they pay for their own electricity. According to Mr. Phair, an estimated wattage used for the humidifiers from six years ago resulted in an increase to electric bills by \$6.00 a month. Chairman Mercer suggested additional clarification on the air conditioner systems and humidifiers and the cost to run them in peak seasons for humidity. Executive Director Danzy suggested an electric concession to each family unit of \$10 per month from April through October. To ensure that tenants would use the dehumidifiers, a lock box affixed to the outlet would be tamper proof so tenants could not shut them off and create moisture issues.

Additional discussion centered on DHCD possible subsidy/concessions for tenants and Executive Director Danzy would inquire with DHCD.

Mooney made a motion to start the process of having both sides of the Flag Rock family units evaluated by DHCD and RCAT. seconded by Mercer. Roll Call Vote: Mooney aye, Akers aye, Ryan aye, Mercer aye. Unanimous

III BOARD COMMENTS:

Mooney asked for GBHA meetings to not have Flag Rock Community Room as the site for the meetings.

Chairman Mercer asked the board if they would like to continue having meetings by telephone or by zoom. There were no objections to having meetings via zoom.

VIII CITIZEN SPEAK:

Tenant Jackie Sinico reported that DHCD did provide subsidies for family electric bill increases but subsidies stopped when tenants moved out. Sinico also mentioned that electric bills in two family units increased between \$50-\$60.

Heather Bellow, reporter for the Berkshire Eagle asked about root causes for the moisture in the family units. Chairman Mercer mentioned that there was no moisture (vapor) barrier between the ground and the concrete slab that was laid for a foundation in 1995 when the units were built. Mr. Phair corrected Chairman Mercer stating that recent repair to a family unit floor uncovered a visible vapor barrier. Board member Akers responded to Ms. Bellow stating that the site of Flag Rock has hills and rocks, and that rocks attract moisture.

IX ADJOURNMENT: 3:56 p.m.

Mercer made a motion to adjourn the meeting seconded by Akers. Roll Call Vote: Mooney aye, Akers aye, Ryan aye, Mercer aye. Unanimous

NEXT MEETING: January 14, 2021 3:30 p.m.

Respectfully Submitted,

Madonna Meagher

Documents reviewed: Agenda, Environmental Restorations, Inc. contract for mold remediation

Pursuant to MA General Laws Chapter 30A, Section 20 (e) (f), meetings of the Great Barrington Housing Authority are regularly recorded. Any member of the public wishing to speak at the meeting must receive permission of the Chair. Listed agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.