

After due discussion and upon motion duly made by George N. Bayers and seconded by Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize payment to CBI in the sum of \$7,947.50 for schematic design services for the Newland Street accessibility project.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

C. CAPEWAY ROOFING SYSTEMS, INC. ("CAPEWAY") – INVOICE

An invoice dated October 22, 2014 from Capeway in the sum of \$106,799 for the roof replacement work at 120 Mountain Avenue was considered by the Board.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize payment to Capeway in the sum of \$106,799 for the roof replacement at 120 Mountain Avenue.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

D. CBI – INVOICE

The Board perused an invoice dated October 28, 2014 in the sum of \$10,256 from CBI for schematic design services for the Clement Street renovations. The Executive Director reminded the Board the invoice will be submitted to Massachusetts Department of Housing and Community Development ("DHCD") for payment.

After due discussion and upon motion duly made by George N. Bayers and seconded by Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize payment to CBI in the sum of \$10,256 schematic design services for the Clement Street renovations and submit to DHCD for reimbursement.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

E. MCCARRON TELECOMMUNICATIONS, INC. ("MCCARRON") – INVOICE

An invoice dated November 1, 2014 from McCarron in the sum of \$6,467 for telecommunication work to accommodate the roofing work at 120 Mountain Avenue was scrutinized by the Board.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize payment to McCarron in the sum of \$6,467 for telecommunication work.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

F. DIANE COHEN ("COHEN") – INVOICE

The Board examined an invoice dated October 31, 2014 (for September and October) from Diane Cohen for consulting services in the sum of \$2,800, including hearing officer duties and Admissions and Continued Occupancy ("ACOP") consulting.

After due discussion and upon motion duly made by George N. Bayers and seconded by, Barbara A. Purcell, it was unanimously

VOTED: To approve and authorize payment to Cohen in the sum of \$2,800 for consulting services.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

G. LAZ PARKING, LTD ("LAZ") – INVOICES (2)

Two (2) invoices dated October 8, 2014 from LAZ for the relocation of parking for MHA tenants residing at 120 Mountain Avenue in the sum of \$700 and \$150 were reviewed by the Board.

After due discussion and upon motion duly made by George N. Bayers and seconded by, Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize payment to LAZ in the total sum of \$850 for parking of MHA tenants of 120 Mountain Avenue.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

H. MOTIVATION, INC. – INVOICE

The Board studied an invoice from Motivation, Inc. in the sum of \$5,000 for Section 3 training and compliance management services.

After due discussion and upon motion duly made by George N. Bayers and seconded by, Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize payment to Motivation, Inc. in the sum of \$5,000 for Section 3 training and compliance management services.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

I. ROCA, INC. (“ROCA”) – INVOICE

An invoice from Roca dated October 10, 2014 in the sum of \$2,529.60 for maintenance and custodial services at various MHA properties was analyzed by the Board.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by Barbara A. Purcell, it was unanimously

VOTED: To approve and authorize payment to Roca in the sum of \$2,529.60 for maintenance and custodial services.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

4. POLICIES

A. MHA CREDIT CARD POLICY

The Executive Director and Commissioners briefly discussed the MHA Policy on Use of Company Issued Credit Cards.

No further action was necessary at this time.

5. CHARITABLE REQUESTS

A. MALDEN NEIGHBORHOOD BASKETBALL LEAGUE, INC.

A solicitation from the Malden Neighborhood Basketball League, Inc. was considered by the Board.

After due discussion and upon motion duly made by George N. Bayers and seconded by Barbara A. Purcell, it was unanimously

VOTED: To authorize and approve a \$50 contribution to the Malden Neighborhood Basketball League, Inc.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

6. CORRESPONDENCE AND NEWSLETTERS

A. 630 CLUB

The Executive Director submitted a letter dated November 3, 2014 from the president of the 630 Club requesting a donation for activities during the holiday season. It was noted that the Linden Tenant Association, 120 Club and Newland Street Tenant's Association have not been heard from.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by Barbara A. Purcell, it was unanimously

VOTED: To authorize and approve a \$1,000 contribution to the 630 Club.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Abstain: George N. Bayers.

Nays: None.

B. HOLIDAY PARTY

The Board was presented with the flyer for the Holiday Party being held at the Sun Kong Restaurant on Eastern Avenue, at 12:00 PM, December 18, 2014.

No further action was necessary.

7. OPEN DISCUSSION

A. NONE

ADJOURNMENT

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by Barbara A. Purcell, it was unanimously

VOTED: To adjourn.

Ayes: Frank M. Molis, George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

Adjourned at 5:15 PM


Francis C. Boudrow, Secretary