

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 Gaffny Group for consulting work in the sum of \$1,100 for security and lighting and \$1,400 for water sealing at 557 Pleasant Street.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

B. URBAN AIR – INVOICE

An invoice dated September 24, 2013 from Urban Air in the sum of \$2,100 for information technology ("IT") consultant services 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 authorize and approve payment to Urban Air in the sum of \$2,100 for IT services.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

C. CBI CONSULTING INC ("CBI") – INVOICE

The Board examined an invoice dated September 23, 2013 from CBI in the sum \$5,100 for engineering services at 630 Salem Street.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Barbara A. Purcell, it was unanimously

VOTED: To authorize and approve payment to CBI in the sum of \$5,100 for engineering services at 630 Salem Street.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

D. CBI CONSULTING INC ("CBI") – INVOICE

An invoice dated September 20, 2013 from CBI in the sum of \$4,360 for engineering work on the Forestdale balcony repairs was perused 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 authorize and approve payment to CBI in the sum of \$4,360 for engineering services on the Forestdale balcony repairs.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

E. LAMBRIAN CONSTRUCTION CORPORATION ("LAMBRIAN") – INVOICE/REQUISITION

The Board considered a requisition from Lambrian dated September 30, 2013 for labor and materials at 630 Salem Street in the sum of \$220,063.99.

After due discussion and upon motion duly made by George N. Bayers and seconded by Frank M. Molies, it was unanimously

VOTED: To authorize and approve payment of the invoice/requisition from Lambrian in the sum of \$220,063.99 for labor and materials for the 630 Salem Street development.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

F. MALDEN YMCA – INVOICES (2)

An invoice dated July 1, 2013 from the Malden YMCA for transportation services in the sum of \$1,891.86 and an invoice dated May 30, 2013 from the Malden YMCA for the Newland Street After School Program in the sum of \$1,405.31 were analyzed by the Board.

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

VOTED: To approve and authorize payment to the Malden YMCA in the sums of \$1,891.86 for transportation and \$1,405.31 for the Newland Street After School Program.

Ayes: Barbara A. Purcell and George N. Bayers.

Abstain: Joan M. Chiasson and Frank M. Molis.

G. MALDEN POLICE DEPARTMENT – INVOICES (3)

The Board scrutinized three (3) police invoices from the Malden Police Department for detail services at Newland Street dated/amount as follows:

Invoice No. 8353	September 25, 2013	\$1,316
Invoice No. 8412	October 7, 2013	752
Invoice No. 8431	October 8, 2013	1128

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 the Malden Police Department for three (3) invoices for police details as itemized above in the total sum of \$3,196.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

H. HANIFAN – FLOWERS

The Executive Director explained that MHA's past practice has been to send flowers to the family of a deceased, former MHA employee. The Board had voted at the last meeting to donate \$50 to a charity of the families' choice.

After due discussion and upon motion duly made by George N. Bayers and seconded by Frank M. Molis, it was unanimously

VOTED: To terminate the previous vote and approve and authorize the expenditure of \$100 to purchase flowers for the family of Mr. Hanifan from the Flower Gallery.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

I. FLOWERS FOR DECEASED FORMER MHA EMPLOYEES

In light of the previous vote the Board discussed setting a policy on sending flowers to the family of deceased former employees.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize the expenditure of up \$100 to purchase flowers whenever a former MHA employee dies.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

J. SULLIVAN INSURANCE GROUP, INC. ("SULLIVAN GROUP") – INVOICES (2)

The Board studied two (2) invoices from Sullivan Group and both dated October 1, 2013. The first invoice was for public officials liability in the sum of \$4,706 and the second was for liability and commercial property insurance in the sum of \$272,703.

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 Sullivan Group in the sums of \$4,706 for public officials and \$272,703 for liability and commercial property insurance.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

K. SG RISK MANAGEMENT CONSULTING ("SG RISK") – INVOICES (2)

Invoices dated September 5, 2013 in the sum of \$1,041.25 and October 1, 2013 in the sum of \$2,018 from SG Risk for insurance consulting services were reviewed 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 SG Risk in the sums of \$1,041.25 and \$2,018 for insurance consulting services.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

L. DIANE COHEN – INVOICE

An invoice dated September 30, 2013 in the sum of \$1,750 from Diane Cohen for consulting services on the ACOP and CORI policy was scrutinized by the Board.

After due discussion and upon motion duly made by George N. Bayers and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize payment to Diane Cohen for consulting services in the sum of \$1,750.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

5. CHARITABLE REQUESTS

A. HOUSING FAMILIES INC. – ANNUAL HOLIDAY GIFT DRIVE

The Board considered a solicitation from Housing Families Inc. for their annual holiday gift drive.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize a contribution of \$100 to Housing Families Inc. for their annual holiday gift drive.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

B. SPECIAL OLYMPICS

The Board reviewed solicitation from the Special Olympics with all gifts being matched by an anonymous donor.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize a contribution of \$50 to the Special Olympics.

Ayes: Joan M. Chiasson, Barbara A. Purcell, Frank M. Molis and George N. Bayers.

Nays: None.

6. CORRESPONDENCE AND NEWSLETTERS

A. PUBLIC HOUSING AUTHORITIES DIRECTOR ASSOCIATION (“PHADA”) 2014 COMMISSIONERS’ CONFERENCE

The Board received information on the upcoming PHADA 2014 Commissioners' Conference scheduled for January 12-15, 2014 in Orlando, Florida at the Hyatt Regency Grand Cypress Hotel.

No further action was necessary at this time.

Francis C. Boudrow joined the meeting.

7. **OPEN DISCUSSION**

A. **TENANT PARTICIPATION FUNDS**

The Board had previously received detailed information on the U.S. Department of Housing and Urban Development ("HUD") requirements for the use of tenant participation funds. The Executive Director explained he was transmitting information to the tenants' organizations and planned to personally meet with each tenant organization on the requirements.

No further action was necessary at this time.

ADJOURNMENT


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

VOTED: To adjourn.

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

Nays: None.

Adjourned at 5:50 PM


Secretary