

WORCESTER HOUSING AUTHORITY

May 16, 2013

1:00 PM Board Meeting

Agenda

1. **PROCEDURES**
 - a. Approval of Minutes of Board Meeting 4/18
2. **CORRESPONDENCE**
 - a. Notifying the Board of materials sent by DHCD relative to the Governor's legislation regarding the elimination of local housing authorities
3. **FINANCE**
 - a. Financial Statement for the month of March
 - b. Requesting approval by the Board for Tenant Accounts Receivable Write-offs
4. **ADMINISTRATION**
 - a. Status Report: Admissions
 - b. Status Report: Housing Management
 - c. Status Report: Leased Housing
 - d. Status Report: Resident Services
 - e. Requesting Board approval for an update of the community room open and close policy
 - f. Requesting Board approval to change the length of time that uncollectable State tenant bad debt accounts remain as a receivable from one year to three months prior to being submitted for write-off
 - g. Requesting Board approval of the Section 8 Management Assessment Program ("SEMAP") management operations certification for FY2013
5. **MAINTENANCE, MODERNIZATION and DEVELOPMENT**
 - a. Status Report: Modernization
 - b. Status Report: New Projects/Development
 - c. Status Report: Maintenance
 - d. Status Report: Public Safety
 - e. Requesting Board approval for Change Order No. 1 relative to the Curtis A, B & J Roof Replacement project
 - f. Requesting Board approval for substantial completion to our contract with Gibson Roofs, Inc. for the Curtis Apartments Building A, B, and J roofing replacement project
 - g. Requesting Board approval for Change Order No. 3 relative to the GBV Apartments CCTV system installation
 - h. Requesting Board approval for final payment and close out documentation for Ostrow Electric Co., Inc. relative to the GBV Apartments CCTV System Installation project
 - i. Requesting Board approval of Contract Amendment No. 3 to the current Annual Elevator Maintenance and Service contract
 - j. Requesting Board approval of Change Order No. 3 for a one year extension to the current Annual Asbestos Floor Tile Removal contract
6. **EXECUTIVE DIRECTOR**
 - a. Status Report: Human Resources
7. **DEPARTMENTAL PRESENTATION**
 - a. Maintenance