

Scituate Housing Authority
Special Meeting
Tuesday May 9, 2017 8:00 AM
Rockland Oaks Housing Project – Community Room
104 Rockland Road
NORTH SCITUATE, RI 02857

DRAFT

Minutes

Meeting called to order at 8:00 AM

Present: Richard Finnegan, Esq. Chair

Freddie Turchette, Vice Chair

Kara Fay Esq.

Carol Costa

Many Residents

Richard Stapleton Scituate Resident

Motion to approve the minutes of 4-19-2017 is made by FT 2nd Costa All in favor Motion carries.

Discussion and /or action of potential legal action for non compliance. Motion to adopt Town Council President suggestion that SHA seek legal action if compliance is not achieved. Motion by Costa 2nd Fay Motion carries unanimously.

A discussion ensues on the state of the document request by Richard Finnegan on behalf of the SHA BOC is undertaken. Finnegan indicates he has been asking for documents since 4-13-2017, to little or no avail. It is stated that if the management Company does not produce the documents by end of business that legal action will ensue. This action is in consultation with the Town Council President and approved by the BOC. The BOC wants the business of the SHA to be at the Rockland Oaks as well as all the document, leases, contracts, financial records etc to be kept in Scituate, RI. The definition of the term “Management Office” is undertaken and the BOC finds the manage office is at Rockland Oaks. THE BOC does not know where the documents are.

Resolution 2017-0003 read and passed. Motion to pass the resolution by Costa, Fay 2nd resolution passes unanimously.

Management Contract moved to end of Agenda. Motion to amend agenda and move bullet 5 to end of agenda is passed

Resolution 2017-0002, for banking changes, BOC to entertain a resolution to change signatories on all bank accounts. The SHA BOC reads and passes resolution 2017 0002 for banking changes the institution shall be moved to Navigant CU and signatories to be changed. Resolution moved by Costa 2nd Fay motion carries, unanimously.

Commissioner Comments:

Costa apprises the folks that the new website is up www.scituatehousing.org

Miss Costa presents a litany of past noncompliance issues at the SHA. Complete with transparency portals and one stop shopping for all and a new catch all email as well. Costa wants to move the SHA towards progress and accountability.

Discussion about the management plan and contract ensues. (Bullet 5) Definition of management office is at Rockland Oaks. Finnegan indicates reads from the plan that the office is defined in the plan. Galbraith is pressed on where the records are actually kept. Reluctantly Galbraith indicates Moosup, CT. but first state a PO BOX in Dayville, CT. Definition of management office Page 13 of management plan- Compensation, missing. Fay asks if the request is complete. Galbraith will bring more on Saturday. Costa questions about the upload to RURAL Development USDA Web portal? Questions arise about RI Housing and the agreement and the admin fees? Galbraith indicates the RI Housing has a contract. Questions are pending. Page 12 is missing from the plan, the compensation package. Those pages may be under her credenza? Who are the partner contacts; Rural Development, RI Housing, HUD, and community partners? Pamela in Warwick, Jeanne in state office. "Not allowed to call HUD."

Fred Tourchette asks if the SHA is at 100% occupancy, Galbraith says yes and Finnegan request lease 106.

Management agreement Finnegan represents the 2012 contract. Galbraith indicates she has a new agreement. Costa presses on the agenda item for the December 2016 meeting wherein the Galbraith says her new contract was discussed and approved. Galbraith admits there is no agenda. A discussion of RI OMA postings takes place. Perpetual violation of the RI OMA. Perpetual violation of the RI Ethics. Conflict of statute by Carpenter being an elected official. Only evidence of 51 Meetings .in the 30+ years of the SHA. Galbratih discusses the December meeting was held in the office with no notice and a quorum and rolling quorum engaged. Motion made by Costa to continue the management contract that was engaged 2012 and expires October 2017 2nd by Tourchette motion carries unanimously.

Public Comment: The resident is hopeful that the transition can settle down and we can all work together. A question arose about the election. It is explained. A bullying question arose. 13 years to get an AC Cover. Bids for door automatic door, additions to Saturday's agenda suggested. Buy the Grill for the residents.

Adjourn – Motion by Costa 9:25 AM