

AGENDA
Regular Meeting
December 17, 2025
6:30 p.m.

I. ROLL CALL: PERRONE, DRAMMEH, VISCAY, REINSTEIN

II. APPROVAL OF MINUTES

- (a) Any omissions or corrections before the minutes of the Regular Monthly Meeting held on November 19, 2025.

III. CRIME REPORT

IV. REPORT FROM THE EXECUTIVE DIRECTOR

(a) Maintenance Report

- 1) Vacancy/Turnover Report
- 2) Work Order Report

(b) Procurement

- 1) Approve Century Paving & Construction Corp., 200-1 Cooledge Street Playground, Change Order No. 3 in the amount of Eight hundred fifty-five dollars and zero cents (\$855.00) (Resolution Needed)
- 2) Approve Century Paving & Construction Corp., 200-1 Cooledge Street Playground, Application and Certificate of Payment No.2 in the final payment amount of Eight thousand nine dollars and eighty-eight cents (\$8,009.88) (Resolution Needed)
- 3) Approve Jupiter Electric, 14-3 Harris Street Fire Alarm Replacement Application and Certificate of Payment No. 3 for Jupiter Electric, Inc., approved by the Engineer on December 4, 2025, in the amount of (Seventy-two thousand three hundred forty-six dollars and sixty-eight cents. (\$72,346.68) (Resolution Needed)

(c) Fee Accountant Report and Approval of Bills for October (\$793,678.69)

(d) Capital Fund Summary

(e) Accounting Report

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| 1) Payroll | 4) Automatic Laundry |
| 2) Vendor Report (\$ 813,848.66) | 5) Damage/Charge Report |
| 3) TAR's | 6) Write Offs |

(f) Housing Management Report

- 1) Recertification Report
- 2) Waitlist Numbers

V. COMMISSIONER'S INPUT

VI. UNFINISHED BUSINESS

(a) Master Plan Presentation

VII. NEW BUSINESS

- (a) Massachusetts State-Aided Property Insurance Program Participation Agreement (Resolution Needed)
- (b) Tenant Selection Plan for Hyman Towers (Resolution Needed)
- (c) VAWA Emergency Transfer Plan (Resolution Needed)

VIII. LATE BUSINESS

IX. EXECUTIVE SESSION

Meeting adjourned at _____