



**82 Lincoln Street
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**Amy Zarechian
Executive Director**

September 10, 2024

NOTICE OF BOARD MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 as amended of the General Laws that the Regular Session of the Newton Housing Authority Board of Commissioners is scheduled as a virtual Zoom meeting on Friday, September 13, 2024 at 2:00pm accessed by the following link: <https://us02web.zoom.us/j/85936805417>

Meeting ID: 859 3680 5417

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Amy Zarechian
Executive Director/Secretary

Newton Housing Authority
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Amy Zarechian, Executive Director

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BOARD MEETING AGENDA
Regular Session
September 13, 2024 2pm

1. Consent Agenda
 - A) Vote to approve August 2024 Disbursement Report
 - B) Vote to approve August 30, 2024 Regular Session Minutes
2. Fee Accountant onboarding discussion with Mike Guyder, Marcum
3. Vote to approve HUD 2025 Annual PHA Plan and HUD 2025 5-Year PHA Plan
4. Vote to approve EOHLC 2025 Annual Plan
5. Vote to approve 2024 Capital Fund Plan
6. After following all appropriate procurement procedures and careful review and study by the Staff of the Authority, NHA management recommends approval of the following capital improvement votes:
 - A) Vote to approve Change Order #2 in the amount of TBD for General Development, Inc. renovations at New Hyde unit 205, FISH 211116. The Change Order represents cement board installation in shower, increased cost for solar blinds and cook top stove replacement for discontinued item.
 - B) Vote to approve Contract TBD for Kitchen Renovations at New Hyde Unit 304 not to exceed \$50,000, FISH 211110 ARPA funded.
7. AUP Audit Review

<u>New Business</u>	<u>Action</u>
Federal ACOP and Section 8 Admin Plan	Introduction

<u>Old Business</u>	<u>Action</u>
CPC Meeting	Update
Executive Director Search	Update
Walker Center	Update
Haywood House	Update