

Town of Weston
Minutes for Elderly Housing Committee
Tuesday, September 10, 2019
Brook School Apartments
44 School Street, Building C
Weston, MA 02493

EHC Members: Tom Timko - Chair, Tack Chace, Carol Ott, John Hennessey and Melissa Brokalakis

Tenants/Public: Paul & Rachel Bau C30, Arthur Jones C22, Shirley Small-Rougeau C48, Carole Chase D172, D174, Judy Foote C51, Judith Harding C50, Duncan Elmes A2, George Brown B16, Nancy Orth D171, Sandra Gosselin D283, Betsy Gescheider D277, Liz Tice C34, Paul Foley B18, Geraldine Barris C23, Gary Marcoux D61, Judith Corcoran C40, Edson Forbes D279, Angelo Scalia B13, Geraldine Wilcox C37, Violet McCarthy A10, Mary LePage D64, Hazel Pappas C43, Virginia and Philip Lombardo C42 and Julia Ostrovsky.

Town of Weston: Monyette Vickers, BSA Manager; Karin Ott, BSA Housing Certification Specialist; Ed Jarobski BSA Maintenance Specialist; Ireta Metchik, COA Social Worker; Lisa Yanakakis; Assistant Town Manager

Meeting called to order at 12:06 PM

Bills were signed.

The minutes from the August 6th meeting were approved.

Before the meeting proceeded, Tom referred to the breakdown of civility at the August meeting. He stated that all interactions at EHC meetings should be respectful and that a tenant who wishes to speak needs to wait to be acknowledged. Any outbursts or behavior that is deemed uncivil or disrespectful will not be tolerated and offenders will be asked to leave the meeting.

Brook School Apartments Update – Monyette Vickers

Monyette gave an update on vacancies and the waitlist. There are roughly 150 people on the subsidized waitlist. Melissa requested an update at each meeting of both the market and subsidized waitlist numbers.

The lighting upgrades are finishing up. The next phase of the energy efficiency project is to have the boilers and heating systems reviewed and upgraded where needed. Mass Saves will be in later in the week and present options to Monyette.

The work to replace the Building C post indicator valve in the upcoming months will be scheduled. The main power to BSA campus will most likely need to be turned off during the work hours. All buildings will be on generator power and tenants will be given as much notice as possible.

Monyette is looking to introduce telecommunication software that will allow a recorded message to be sent out to tenants, over their phones, for urgent messages and reminders of events.

Annual apartment inspections, including tenant storage areas, will be done on September 24th through September 26th.

BSA staff will be hosting an End of Summer/Welcome to Fall Cookout Wednesday September 18th from 12:00-2:00 in the Forbes room all BSA tenants, Board members, and Town managers are invited to attend.

Building D Residents' Petition

Tom stated that the petition is still under review with the Board. There is not a lot he can discuss at this time as the Board would like there to be an individual meeting with each resident involved. Different combinations of two Board members and Monyette will meet with individual tenants to discuss resident concerns. Due to the juggling of several calendars this will take time. A resident asked if there are any restrictions to when a resident is able to speak to a Board member in general. It was explained that tenants are welcome to talk with Board members at any time. There are restrictions to Board members on when they can discuss BSA business with each other.

Tenant Handbook – Tack Chace and Carol Ott

The final draft of the handbook is under legal review. The Board intends to vote on the new handbook at the next meeting. The new handbook will be distributed to all BSA tenants once it has been approved.

Common Area Study – Monyette

The project has been held up due to the death of the lead architect. Monyette will be in touch with Jim Polando, Weston Permanent Building Committee, and Gary Jarobski, Weston's Director of Facilities, to get an update from the firm and decide if it is necessary to hire another firm.

Tom has spoken with the Town Manager and Selectmen about the Weston Historical Society's temporary storage of some of their artifacts at BSA. The Town will vote at the Fall Annual Town Meeting on funding for the Josiah Smith Tavern project, which currently houses the WHS. Tom made it clear that the temporary storage is fine for now but once the Board votes on plans for the renovation of common areas, storage will no longer be available for WHS or any other outside organizations. The Board repeated their emphasis on attaining tenant storage for each unit as a priority.

Envelope Project – Tom

Tom gave a brief history of the BSA Envelope Project. BSA has until December 2019 to use the remaining funds or the funding will expire. The Board discussed possible exterior maintenance projects that would fit within the approved scope of the funds and suggested that Monyette speak with Gary Jarobski to get his input.

Housing Trust Update – Tom Timko

Tom gave an update of major 40B projects in town, where they stand in the process and what it means for Weston. For further information please refer to the Town website, weston.org. Type in 40B. A good overview of the main active projects is at <https://www.weston.org/509/40B-Permit-Hearings>

Other Business

No other business was discussed.

Public Comment

Arthur Jones expressed his delight in the number of residents in attendance at the meeting and how respectful tenants have been to each other, working together to strengthen the BSA community. Arthur also suggested that all tenants should read and get to know the new handbook when it comes out. He would like to see the Resident's Association started again.

Tom asked residents if the 12:00 EHC meeting was a better time. Present residents said that it was. Tom suggested that the start time for the next six months should alternate between the 7:45 AM and 12:00PM and track attendance.

Edson asked if any further progress has been made in the possibility of naming the buildings. An informal vote was taken by residents in attendance with only two were in favor of naming the buildings. The Board decided not to pursue the matter.

A tenant asked when tenants can meet with Board members. Tenants are welcome to meet or talk with Board members any time, formally or informally.

The next meeting will be Tuesday, October 1st @ 7:45am.

The meeting was adjourned @ 12:42 PM.