

**MINUTES OF THE REGULAR MEETING
OF THE BEVERLY HOUSING AUTHORITY, CITY OF BEVERLY
HELD ON NOVEMBER 21, 2024
IN THE BEVERLY HOUSING AUTHORITY OFFICE CONFERENCE
ROOM
6:00PM**

The Pledge of Allegiance and the Sunshine Law was recited.

Upon roll call, the following Commissioners were present:

Present at meeting were: John Haaf, Randy Miller, Hal Robertson
And Sarah Richards

MINUTES:

Minutes from the October 17, 2024 meeting were reviewed

Discussion followed

Motion to accept minutes, made by: Mr. H. Robertson

Seconded by: Mrs. S Richards

Upon roll call 4 Ayes 0 Nays 0 Abstains

FINANCE: Ratify checks written for October and November2024.

Discussion followed

Bills to be ratified for the months of October 2024

Check #'s 14643-14647 excluding check # 14646 to Beverly Haaf for the
Beverly Bee, Tenant Initiative.

Bills to be ratified for the month of November 2024

Check #'s 1414648-14668

Motion made by: Mr. H Robertson.

Seconded by: Mr. R. Miller

interjection

Mr. H Robertson made a motion to amend the motion to exclude Check 14646 to Beverly
Haaf

Motion to accept amended motion made by: Mr. R. Miller

Seconded by: Mrs. S. Richards

Upon roll call: 3 Ayes 0 Nays 1 Abstain

Discussion followed:

Questions-Statements

1. Mrs. S. Richards, who is Riverfront Recycling, check # 14660,?
Mr. Centinaro stated that they were the company that did the sewer line replacement project.

2. Mr. H. Robertson check # 14653.

Mr. Centinaro, stated, that it was for the lawn care at the office and the complex, to cut grass and do leaf pickup.

Motion made by: Mr. H. Robertson
Seconded by: Mr. R. Miller

UNFINISHED BUSINESS

NEW BUSINESS: RESOLUTION 2024-19
INCREASE IN FLAT RATE RENT

Motion to introduce, Resolution # 2024-1, the increase in Flat Rate Rent
made by: Mr. R. Miller
Seconded by: Mrs. S. Richards

Discussion Followed

RESOLUTION 2024-20

Discussion followed

Mrs. S. Richards mentioned there was a discrepancy in the numbers listed on the Resolution. Therefore, Resolution 2024-20 was Vacated.

The Write Off of accounts receivable will be put on next month's agenda.
Explanation for the discrepancy, office manager forgot to change the amounts in all the spaces as the format of the write off is used for each time there is a need to have accounts written off.

Motion to vacate made by: Mrs. S. Richards
Seconded by: Mr. R. Miller

Upon roll call: 4 Ayes 0 Nays 0 Abstains

COMMISSIONERS COMMENTS:

FINANCIAL STATEMENTS:

Financial Statements from September 2024 were reviewed and accepted to be filed.

TENANT AND PUBLIC COMMENT:

Motion to open meeting to the Public made by: Mr. R. Miller
Seconded by: Mr. H. Robertson

The increase in flat rate rent was the topic of discussion. Tenants in attendance were asked to state their questions/concerns.

Discussion followed.

Motion to close tenant/guest session was asked for.

Motion to close session made by: Mrs. S. Richards
Seconded by: Mr. H. Robertson

TENANTS ACCOUNTS RECEIVABLE:

Motion to go to close executive session made by: Mr. R. Miller
Seconded by: Mr. J. Haaf

Upon roll call: 4 Ayes 0 Nays 0 Abstains

Tenants accounts were reviewed. Discussion followed about account balance.

Mr. H. Robertson stated that the format of the Delinquent Rent format should be changed so it would make it easier for the commissioners to read the report.

Motion to close executive session made by: Mrs. S. Richards
Seconded by: Mr. J. Haaf

Discussion Followed

Accept and file the tenants accounts report

Open regular session:
Discussion of the increase of flat rate rent followed.

DIRECTORS REPORT:

Motion to adjourn meeting:

Made by: Mrs. S. Richards
Seconded by: Mr. H. Robertson

Meeting adjourned at 7:14 pm

Minutes submitted by;

Gary J Centinaro

Date: