

Odessa Sanchez, Chairwoman  
Maura Renzella, Vice Chair, State Appointee  
Lisa Heyison, Treasurer  
Renee Spencer, Resident Member  
Janice Coduri, Member  
Stephen W. Merritt Interim Executive Director



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**WELLESLEY HOUSING AUTHORITY**  
109 Barton Road, Wellesley, Massachusetts 02481

## Board Meeting Agenda

Thursday December 19, 2024 – 7:00pm  
Barton Road Community Center  
107 Barton Road, Wellesley, MA 02481  
This is an in-person meeting.

- 1. Roll Call**
- 2. Citizen Speak**
- 3. Approval of Minutes**
  - a. Amended September 19, 2024  
(previously approved, posted for reference)
  - b. October 24, 2024 – in process
  - c. November 21, 2024
- 4. Financial Reports**
  - a. Approval of Bill Payments/Check Warrants
  - b. Monthly Financial Statements - October 2024
  - c. Budget Preparation - Status
- 5. TAR Report by Development (Tenant Accounts Receivable) 10/31/2024**
- 6. Modernization Updates and CAP HUB Report**
  - a. Project 324115 Kitchen Fan Replacement – Bid Approval Vote
  - b. Update of Capital Projects
- 7. Vacancy Report**
- 8. Interim Executive Director's Report**
  - a. Holiday Office Schedule
- 9. Chairperson Report**
- 10. Committee Reports (if any)**
- 11. Resident Community Meeting Update**
  - a. Barton Road – Tonight's Meeting.
  - b. Weston Road - To be scheduled
  - c. Waldo Court/Linden St. – To be scheduled
- 12. Old Business**
  - a. Transition to Rockland Trust - update
- 13. New Business**
  - a. Approval of Commonwealth of Massachusetts Standard Contract Form – ARPA Earmark for Waldo Court Stairway replacement.
- 14. Other Business** – Consideration of any matter not previously known, or which could not have been reasonably foreseen within 48 hours of this meeting
- 15. Adjournment**

This meeting will be recorded and available within a few days after via Wellesley Cable and our website at <https://wellesley-housing.org/> or at <https://www.wellesleymedia.org>

