

**REGULAR MEETING
TUESDAY, SEPTEMBER 19, 2023**

The regular meeting of the Westmoreland County Housing Authority Board of Commissioners was called to order by Mr. Regola at the request of Vice Chairman Thomas S. Abraham and the following were present:

Thomas S. Abraham, Vice Chairman
Norene Price, Treasurer (phone conference)
Joseph A. Dalfonso, Secretary
Robert T. Regola, Member

Absent: Daniel J. Wukich, Chairman

Also present: Michael L. Washowich, Executive Director
William J. McCabe Solicitor
Linda Metz, Executive Administrative Assistant
Erik Spiegel, Director of Architect and Engineering
Mark Swetz, Comptroller

There being a quorum present, Mr. Regola declared the meeting in session.

PUBLIC COMMENT

No public in attendance.

READING OR DISPENSING OF THE READING OF THE MINUTES

Mr. Dalfonso moved, and Mr. Abraham seconded the motion to dispense from the reading of the June 20, 2023, regular meeting minutes as submitted to the Board of Commissioners and accept them as presented, subject to any correction or deletions.

On a roll call, the motion was carried unanimously.

RATIFY THE PAYMENT OF BILLS

Mr. Dalfonso moved, and Mr. Abraham seconded the motion to ratify the payment of bills that are properly authorized and signed as presented and travel expenses for the Commissioners attending this meeting.

On a roll call, the motion was carried unanimously.

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MANAGEMENT REPORT

EXECUTIVE REPORT:

Mr. Washowich said he had little more to report than what was addressed in the work session.

He brought to the board's attention that WCHA recently held its annual "Paving the Way to Wellness" Health Fair at South Greengate Commons and Odin View, both 62-year and older living communities in Hempfield Township.

More than 30 area vendors participated in the fair including Westmoreland County Food Bank, the Area Agency on Aging, SeniorLIFE and Highmark Whole Care.

Some 100 people attended the events, including many residents from some of WCHA's other elderly communities.

Offered at the event were free blood pressure checks, balance screenings, bone density screenings, exercise demonstrations, and much more.

FINANCIAL REPORT: Mr. Swetz presented the proposed budgets for the Asset Management Projects (AMP's) and the budget for the Central Office Cost Center (COCC) for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

Mr. Swetz that due to budgetary structuring the Authority is once again in "great shape" despite increases in inflation and lower interest rates.

Mr. Swetz presented a hard copy of his report.

MODERNIZATION REPORT: Mr. Spiegel presented his report (see provided hard copy).

CORRESPONDENCE

Hope in Life for September 2023

OLD BUSINESS

No old business.

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NEW BUSINESS

Mr. Abraham moved, and Ms. Price seconded a motion to adopt Resolution 2023-10 approving the budgets for the Asset Management Projects (AMP's) and the budget for the Central Office Cost Center (COCC) for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

On a roll call vote, the motion carried unanimously.

Mr. Dalfonso moved, and Mr. Abraham seconded a motion to adopt Resolution 2023-11 approving the ex-tenants accounts written off to collection loss:

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
May 2023	\$ 29,348.85	\$ 1,570.51
June 2023	\$ 22,057.78	\$ 1,312.51
July 2023	\$ 15,308.65	\$ 881.64

ADJOURNMENT

Mr. Dalfonso moved, and Mr. Abraham seconded a motion to adjourn.

On a roll call, the motion carried unanimously.

Mr. Regola declared the meeting adjourned.

Secretary

SEAL