

**MINUTES OF THE REGULAR MEETING  
OF THE BEVERLY HOUSING AUTHORITY, CITY OF BEVERLY  
HELD ON JULY 17, 2025  
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

**RE-ORGANIZATION Mr. Centinaro opened the nominations:  
CHAIR PERSON**

Nominations for Chairperson opened:

Mr. R. Miller nominated Mr. John Haaf for Chairperson  
Mrs. S. Richards seconded the nomination

No more nominations were made

Mr. R. Miller motioned to close Chairperson nominations

Mr. H Robertson seconded the motion.

Upon roll call: 3 Ayes 0 Nays 0 Abstains

Mr. John Haaf was elected as Chairperson for the 2025-2026 year  
**VICE CHAIR PERSON**

Nominations for Vice Chair Person opened:

Mr. Haaf nominated Mr. Randy Miller for Vice Chairperson  
Mr. H. Robertson seconded the nomination

No more nominations were made

Mrs. S. Miller motioned to close Vice Chairperson nominations

Mr. H. Robertson seconded the motion.

Upon roll call: 3 Ayes 0 Nays 0 Abstains

Mr. Randy Miller was elected as Vice Chairperson for the 2025-2026 year

**MINUTES:**

Minutes from the March 20, 2025 meeting were reviewed

April, May, and June 2025 there were no Commissioners meetings.

Discussion followed

Motion to accept minutes, made by: Mrs. S. Richards  
Seconded by: Mr. H. Robertson

Upon roll call 4 Ayes 0 Nays 0 Abstains

**FINANCE: Ratify checks written** for March, April, May, June and July 2025.

Discussion followed

Bills to be ratified for the months of March 2025  
Check #'s 14788-14797

Bills to be ratified for the month of April 2025  
Check #'s 14798-14823

Bills to be ratified for the month of May 2025  
Check #'s 14824-14864

Bills to be ratified for the month of June 2025  
Check #'s 14865-14902

Bills to be ratified for the month of July 2025  
Check #'s 14903-14922

#### Questions-Statements

Questions Mrs. S. Richards

1. Regarding, check # 14918, Kyocera Document Solutions

Answer In the new program it listed Kyocera Document Solutions as 2 invoices. There was actually only one invoice and the check # 14918 was written for the amount of \$117.07 the amount of one month's invoice. The new program has some issues that are being addressed. Future Check registers should be correct.

Questions Mrs. S. Richards

2. Regarding, check # 14913-ALL DRY, what is ALL DRY and the business to the BHA.

Answer Mr. Centinaro explained that ALL DRY is a cleaning service to remediate mold from apartments. Two apartments had to be cleaned to remove the mold.

Discussion followed:

Motion made by: Mr. R. Miller

Seconded by: Mrs. S. Richards

interjection

Upon roll call: 4 Ayes 0 Nays 0 Abstains

#### **UNFINISHED BUSINESS** NONE

**NEW BUSINESS:** **1. RESOLUTION 2025-7** **HUD OPERATING BUDGET 2025-2026**

Discussion followed

Motion to approve RESOLUTION 2025-7 made by: Mr. R. Miller  
Motion seconded by Mr. H. Robertson

Upon roll call: 4 Ayes 0 Nays 0 Abstains

**2. RESOLUTION 2025-8** **STATE OPERATING BUDGET 2025-2026**

Discussion followed

Motion to approve RESOLUTION 2025-8 made by: Mrs. S. Richards  
Motion seconded by Mr. R. Miller

Upon roll call: 4 Ayes 0 Nays 0 Abstains

Resolutions were approved but the dates on the forms need to be changed from June 2025 to July 2025, as there was no meeting in June 2025.

**FINANCIAL STATEMENTS:**

No statements were presented at this meeting

**TENANT AND PUBLIC COMMENT:**

**TENANTS ACCOUNTS RECEIVABLE:**

Tenants accounts were reviewed.

Discussion followed

Accept and file the tenants accounts report

**COMMISSIONERS COMMENTS:** Mr. R. Miller, asked if the ANNUAL Conference agenda is going to be the same as in previous years?

Mr. J. Haaf, spoke about the Haaf Foundation of Arts Camp for neighborhood children that will be held at the BHA office. He mentioned the projects the children will be doing and all the arts information that would be offered. He thanked the BHA for there support with this Arts Camp.

Discussion followed

**DIRECTORS REPORT:**

Motion to adjourn meeting:

Made by: Mrs. S. Richards

Seconded by: Mr. H. Robertson

Meeting adjourned at 6:56 pm

Minutes submitted by;

  
\_\_\_\_\_  
Gary J Centinaro

Date: