



Town of Sudbury

Sudbury Housing Trust

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Sudbury Housing Trust

Minutes

November 29, 2017

7:30AM

Silva Conference Room Flynn Building,
278 Old Sudbury Rd

Present: Lydia M. Pastuszek, Chair; Kelley Cronin; Cynthia Howe; Susan N. Iuliano; Andrew Kaye and Robert Morrison.

Others present: Elizabeth Rust, Meagen Donoghue and Leonardi Aray.

Welcome and Announcements

1. Maynard Road – Status of Completion, and Grant Award

Mr. Aray updated the Trust about completion work and final details in the project, specifically about corrections that needed to be made to the driveway, projected to be finished by December 4, as well as hydro seeding and corrections to the vegetated swale, berms and the outdoors sheds.

The electric inspection was completed as well as plumbing and final gas inspections. The six months to completion given to the contractor will end on January 24, 2018.

Ms. Rust reported home inspections and bank appraisals are being done and naturally a punch list will be generated after the home inspections.

Closings for the units are scheduled on and after December 18.

Mr. Kaye asked for clarification on the financial responsibilities of the Trust once the project is completed. Ms. Rust answered \$25,000 per certificate of occupancy and \$40,000 at full completion.

The Trust reviewed details on the condominium documents, and provided some comments.

The Trust discussed about contacting and setting up a trash and recycling service, the new owners can then change the company if desired. This suggestion raised the question of where would the containers be located. The Trust asked Ms. Pastuszek to explore the cost with the developer.

Motion made, seconded and voted to delegate Ms. Pastuszek to spend up to \$3,000 for potential screening for the trash containers to be accessible in the winter.

Ms. Rust shared the situation of the buyer for the 3-bedroom unit, she is forced to move out of her rented unit in Sudbury, needing to find a place to leave her furniture after Nov 30th, since the new unit will not be ready by this date, the new buyer will need to leave her belongings in a storage unit. The Trust felt that they would take care of the cost of the storage unit for one month.

Motion made, seconded and voted to authorize for payment of storage not to exceed \$300.

2. Maynard Road – Surplus Funds

Ms. Rust informed the Trust of funds related to the bankruptcy and foreclosure of 278 Maynard Road, Enterprise Bank notified the Trust that there is a surplus of funds after the bank settled out, excess funds the bank cannot keep and therefore the Trust was notified, the sum is around \$4,227. All the lien holders were notified about the excess proceeds, among them Sudbury Lumber, Hertz Rental Truck and Transformations.

After consulting with KPLaw the recommendation was for the Trust to vote to release the lien and request to voluntarily be dismissed from the case by the plaintiff.

Motion made, seconded and voted to release the lien and request to voluntarily be dismissed from the case by the plaintiff.

Considering that 278 Maynard Road is about to be completed and the Trust might not be able to meet in the next few weeks a Motion was made, seconded and voted to authorize Ms. Pastuszek to approve authorized funds associated with 278 Maynard Road if a Certificate of Occupancy or a temporary CO is received from the Building Inspector for the units.

3. Other Business

There being no further business, the meeting was adjourned at 9:05 am.