

FRAMINGHAM HOUSING AUTHORITY

BY LAWS

ARTICLE I

Name; Seal; Office

-1. Name.

The name of the Authority shall be the "Framingham Housing Authority."

-2. Seal.

The Seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

-3. Office.

The office of the Authority is located at One John J. Brady Drive, in the Town of Framingham, Massachusetts.

ARTICLE II

Officers

-4. Officers enumerated.

The officers of the Authority shall be a Chair, a Vice Chair, a Treasurer, an Assistant Treasurer and a Secretary who shall be Executive Director.

-5. Chair.

The Chair shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chair shall sign all contracts, deeds and other instruments made by the Authority. At each meeting, the Chair shall submit such recommendations and information as he/she may consider proper concerning the business affairs and policies of the Authority.

-6. Vice Chair.

The Vice Chair shall perform the duties of the Chair in the absence or incapacity of the Chair, and in case of a vacancy in the office of Chair.

-7. Treasurer and Assistant Treasurer.

A. The Treasurer shall approve all orders and checks for payment of money and shall pay and disburse such moneys under the direction of the Authority, except as otherwise authorized by resolution of the Authority. The Authority may by resolution designate one or more members to countersign such orders and checks and may from time to time qualify, change or cancel any such designation.

B. The Assistant Treasurer shall perform the duties of the Treasurer in the absence or incapacity of the Treasurer and in case of a vacancy in the office of the Treasurer.

C. The Treasurer and Assistant Treasurer shall give bond for the faithful performance of their duties.

D. Any member elected to the office of Treasurer or Assistant Treasurer shall serve without compensation other than payment of necessary expenses.

8. Executive Director.

A. The Executive Director of the Authority shall be the ex-officio Secretary and shall have general supervision over the administration of its business and affairs, subject to the direction of the Authority. He/she shall be charged with the management of the housing projects of the Authority. He/she shall have care and custody of all funds of the Authority and shall deposit same in the name of the Authority in such bank or banks as the Authority may select. He/she shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting, or oftener when requested, an account of his/her transactions and also of the financial condition of the Authority.

B. The compensation of the Executive Director shall be determined by the Authority, and he/she shall give bond for the faithful performance of his/her duties, but a member of the Authority serving as Secretary and Executive Director in a temporary capacity shall serve without compensation other than the payment of necessary expenses.

-9. Deputy Executive Director.

The Deputy Executive Director shall assume the duties of the Executive Director during his/her absence. He/she shall also assume the duties of ex officio Secretary for the Authority in the absence of the Executive Director. In the absence of both, a Secretary pro tempore will be elected from among the members of the Board present at the meeting.

-10. Secretary.

The Secretary shall keep the records of the Authority, shall act as Secretary of the meetings of the Authority and record all votes and shall keep a record of the proceedings of the Authority in a minute book to be kept for such purposes and shall perform all duties incident to his/her office. Documents and supplementary material forming a part of the minutes may be kept in a supplementary document book. He/she shall keep in safe custody the Seal of the Authority and shall have power to affix such Seal to all contracts and instruments authorized to be executed by the Authority.

-11. Duties of members.

The members of the Authority shall perform such duties as are incumbent upon them by reason of their election to any office and shall perform such other duties and functions as may from time to time be required by the Authority or the bylaws or which may arise by reason of their appointment to serve on committees functioning within the Authority or in cooperation with other persons or groups.

-12. Election or appointment of certain officers.

A. The Chair, Vice Chair, Treasurer and Assistant Treasurer shall be elected at the annual meeting of the Authority from among the members of the Authority and shall hold office for one year or until their successors are elected and qualified.

B. The Authority shall appoint one person to fill the office of Secretary and Executive Director. Any person appointed to fill the office of Secretary and Executive Director, or any vacancy therein, shall have such terms as the Authority fixes, but no member of the Authority shall be eligible to hold this office except as a temporary appointee.

-13. Vacancies.

Should the office of Chair, Vice Chair, Treasurer or Assistant Treasurer become vacant, the Authority shall elect a successor from its membership at the next meeting, and such election shall be for the unexpired term of said office.

-14. Additional personnel.

The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Housing Authority Law of the Commonwealth of Massachusetts, as amended, and all other laws of the Commonwealth of Massachusetts applicable thereto.

ARTICLE III  
Meetings

-15. Designation of time and place.

Annual meetings and regular meetings of the Authority shall be held at such time and place as may be originally designated or subsequently changed by resolution adopted by the Authority at any regular or special meeting. All meetings shall be held at the office of the Authority in the absence of the specific designation of some other meeting place in any such resolution. In the event that the date of any annual or regular meeting as provided in any such resolution shall fall on a Sunday or a legal holiday, the meeting shall be held on the next succeeding secular day at the place and time designated in the resolution.

-16. Notice of meetings.

Notice of meetings shall be pursuant to MGL C. 39, ~ 23A et seq.

-17. Annual meetings.

Annual meetings of the Authority shall be held at 7:00 p.m. on the second Monday of April at the office of the Authority for the purpose of electing officers and for the conduct of such other business as may come before the meeting.

-18. Regular meetings.

Regular meetings of the Authority shall be held at 7:00 p.m. on the second Monday of each month at the office of the Authority for the transaction of the business of the Authority.

-19. Special meetings.

The Chair of the Authority may, when he/she deems it expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to any member of the Authority or may be mailed to his/her business or home address at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated in the notice, but if all the members of the Authority are present at a special meeting; any and all business may be transacted at such special meeting.

-20. Quorum.

The powers of the Authority shall be vested in the members thereof in office from time to time. Three members shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may meet and adjourn from time to time until a quorum is obtained. At least 12 hours' notice of the time and place of holding such adjourned meeting shall be given to all members who were not present at the meeting from which adjournment was taken. When a quorum is in attendance, action may be taken by the Authority upon a vote of majority of the members present.

-21. Order of business.

A. At the regular meetings of the Authority, the following shall be the order of business:

- (1) Roll call.
- (2) Reading and approval of the minutes of the previous regular meeting and any intervening special meeting.
- (3) Bills and communications.
- (4) Report of the Executive Director.
- (5) Reports of Committees.

(6) Unfinished business.

(7) New business.

(8) Adjournment.

B. All resolutions shall be in writing and shall be copied in a minute book of the Authority.

-22. Manner of voting.

All questions coming before the Authority shall be presented in the form of motions or resolutions chronologically numbered. The vote on all resolutions shall be by roll call, and each resolution and motion shall be entered in full upon the minutes of the meeting. For all resolutions, the ayes and nays shall be recorded.

#### ARTICLE IV Amendments

-23. Amendment by resolution; vote; notice.

The bylaws of the Authority shall be amended only by resolution adopted by the affirmative vote of at least three members of the Authority at a regular or special meeting, held after seven days' notice in writing of the substance of the proposed amendment shall have been sent to each member.

## Chapter 15

### BYLAWS

#### ARTICLE I Name; Seal; Office

- § 15-1. Name.
- § 15-2. Seal.
- § 15-3. Office.

#### ARTICLE II Officers

- § 15-4. Officers enumerated.
- § 15-5. Chair.
- § 15-6. Vice Chair.
- § 15-7. Treasurer and Assistant Treasurer.
- § 15-8. Executive Director.
- § 15-9. Assistant Executive Director.
- § 15-10. Secretary.
- § 15-11. Duties of members.
- § 15-12. Election or appointment of certain officers.

- § 15-13. Vacancies.
- § 15-14. Additional personnel.

#### ARTICLE III Meetings

- § 15-15. Designation of time and place.
- § 15-16. Notice of meetings.
- § 15-17. Annual meetings.
- § 15-18. Regular meetings.
- § 15-19. Special meetings.
- § 15-20. Quorum.
- § 15-21. Order of business.
- § 15-22. Manner of voting.

#### ARTICLE IV Amendments

- § 15-23. Amendment by resolution; vote; notice.

[HISTORY: Adopted by the Board of Commissioners of the Framingham Housing Authority 11-7-1966. Amendments noted where applicable.]

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#### ARTICLE I Name; Seal; Office

- § 15-1. Name.

The name of the Authority shall be the "Framingham Housing Authority."

- § 15-2. Seal.

The Seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

**§ 15-3. Office.**

The office of the Authority shall be located at 26 Arsenal Road, in the Town of Framingham, Massachusetts.

**ARTICLE II  
Officers****§ 15-4. Officers enumerated.**

The officers of the Authority shall be a Chair, a Vice Chair, a Treasurer, an Assistant Treasurer and a Secretary who shall be Executive Director.

**§ 15-5. Chair.**

The Chair shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chair shall sign all contracts, deeds and other instruments made by the Authority. At each meeting, the Chair shall submit such recommendations and information as he/she may consider proper concerning the business affairs and policies of the Authority.

**§ 15-6. Vice Chair.**

The Vice Chair shall perform the duties of the Chair in the absence or incapacity of the Chair, and in case of a vacancy in the office of Chair.

**§ 15-7. Treasurer and Assistant Treasurer.**

- A. The Treasurer shall approve all orders and checks for payment of money and shall pay and disburse such moneys under the direction of the Authority, except as otherwise authorized by resolution of the Authority. The Authority may by resolution designate one or more members to countersign such orders and checks and may from time to time qualify, change or cancel any such designation.
- B. The Assistant Treasurer shall perform the duties of the Treasurer in the absence or incapacity of the Treasurer and in case of a vacancy in the office of the Treasurer.
- C. The Treasurer and Assistant Treasurer shall give bond for the faithful performance of their duties.
- D. Any member elected to the office of Treasurer or Assistant Treasurer shall serve without compensation other than payment of necessary expenses.

**§ 15-8. Executive Director.**

- A. The Executive Director of the Authority shall be the ex-officio Secretary and shall have general supervision over the administration of its business and affairs, subject to the



direction of the Authority. He/she shall be charged with the management of the housing projects of the Authority. He/she shall have care and custody of all funds of the Authority and shall deposit same in the name of the Authority in such bank or banks as the Authority may select. He/she shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting, or oftener when requested, an account of his/her transactions and also of the financial condition of the Authority.

- B. The compensation of the Executive Director shall be determined by the Authority, and he/she shall give bond for the faithful performance of his/her duties, but a member of the Authority serving as Secretary and Executive Director in a temporary capacity shall serve without compensation other than the payment of necessary expenses.

**§ 15-9. Assistant Executive Director.**

The Assistant Executive Director shall assume the duties of the Executive Director during his/her absence. He/she shall also assume the duties of ex officio Secretary for the Authority in the absence of the Executive Director. In the absence of both, a Secretary pro tempore will be elected from among the members of the Board present at the meeting.

**§ 15-10. Secretary.**

The Secretary shall keep the records of the Authority, shall act as Secretary of the meetings of the Authority and record all votes and shall keep a record of the proceedings of the Authority in a minute book to be kept for such purposes and shall perform all duties incident to his/her office. Documents and supplementary material forming a part of the minutes may be kept in a supplementary document book. He/she shall keep in safe custody the Seal of the Authority and shall have power to affix such Seal to all contracts and instruments authorized to be executed by the Authority.

**§ 15-11. Duties of members.**

The members of the Authority shall perform such duties as are incumbent upon them by reason of their election to any office and shall perform such other duties and functions as may from time to time be required by the Authority or the bylaws or which may arise by reason of their appointment to serve on committees functioning within the Authority or in cooperation with other persons or groups.

**§ 15-12. Election or appointment of certain officers.**

- A. The Chair, Vice Chair, Treasurer and Assistant Treasurer shall be elected at the annual meeting of the Authority from among the members of the Authority and shall hold office for one year or until their successors are elected and qualified.
- B. The Authority shall appoint one person to fill the office of Secretary and Executive Director. Any person appointed to fill the office of Secretary and Executive Director, or

any vacancy therein, shall have such terms as the Authority fixes, but no member of the Authority shall be eligible to hold this office except as a temporary appointee.

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**ARTICLE III  
Meetings**

**§ 15-15. Designation of time and place.**

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**§ 15-16. Notice of meetings.**

Notice of meetings shall be pursuant to MGL C. 39, § 23A et seq.

**§ 15-17. Annual meetings.**

Annual meetings of the Authority shall be held at 7:30 p.m. on the first Wednesday succeeding the first Monday of March at the office of the Authority for the purpose of electing officers, receiving the annual report of the Executive Director and for the conduct of such other business as may come before the meeting.

**§ 15-18. Regular meetings.**

Regular meetings of the Authority shall be held at 7:30 p.m. on the first and third Mondays of each month at the office of the Authority for the transaction of the business of the Authority.

**§ 15-19. Special meetings.**

The Chair of the Authority may, when he/she deems it expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to any member of the Authority or may be mailed to his/her business or home address at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated in the notice, but if all the members of the Authority are present at a special meeting, any and all business may be transacted at such special meeting.

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- (7) New business.
- (8) Adjournment.

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**§ 15-22. Manner of voting.**

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ARTICLE IV  
Amendments

§ 15-23. Amendment by resolution; vote; notice.

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