

MINUTES OF REGULAR BOARD MEETING OF JANUARY 12, 2026
HARVARD COURT, WHITMAN, MA

Chairwoman, Katharine Kelleher, called the open meeting to order at 7:14 P.M. It was noted that the meeting was being recorded.

Present: Katharine Kelleher, Patricia McKay, Michelle Frazier, Theresa Lynskey, Anne Holbrook

Motion by Anne Holbrook and seconded by Michelle Frazier to approve the Tenants Accounts Receivable Report for the quarter ending September 30th, 2025. The vote was unanimous.

Motion by Anne Holbrook and seconded by Theresa Lynskey to approve the minutes of the Regular Board Meeting of December 8, 2025. The vote was unanimous.

Motion by Anne Holbrook and seconded by Patricia McKay to approve the Special Board Meeting held on December 17, 2025. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to approve the December 2025 vouchers, November 2025 bank balances, and financial statements. The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to accept the result of "satisfactory" on the Management Occupancy Review for the Harvard Court property. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to submit an application for the High Leverage Asset Preservation Program in the amount of approximately \$1,124,251 to replace the vinyl siding and skirt boards and to add sheathing. The vote was unanimous.

The Director noted that there are no construction bids, change orders or certificates of substantial or final completion to require a board vote.

Motion by Michelle Frazier and seconded by Theresa Lynskey to accept the following Public Housing Notices as presented by Kerriann Veiga:

PHN 2025-14 "Public Housing Innovations Notice of Funding Availability"

PHN 2025-15 "Massachusetts State-Aided Housing Programs Property, Boiler & Machinery and Crime Insurance for Policy Period 11/17/2025 thru 11/17/2026".

The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to approve the Executive Director's Report. The vote was unanimous.

Motion by Anne Holbrook and seconded by Michelle Frazier to adjourn the meeting at 7:40 p.m. The vote was unanimous.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Eileen Gibson".

Eileen Gibson
Executive Director