

MINUTES OF REGULAR BOARD MEETING OF JUNE 16, 2025
HARVARD COURT, WHITMAN, MA

Chairwoman, Katharine Kelleher, called the open meeting to order at 7:08 P.M. It was noted that the meeting was being recorded.

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

In regards to the "Re-organization of the Board, motion by Patricia McKay and seconded by Theresa Lynskey to keep the Board positions as is:

Chairperson – Katherine Kelleher

Vice-Chairperson – Patricia McKay

Treasurer – Theresa Lynskey

Asst. Treasurer - Michelle Frazier

The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to approve the minutes of the Regular Board Meeting of May 19, 2025. The vote was unanimous.

Motion by Patricia McKay and seconded by Anne Holbrook to approve the May 2025 vouchers, April and May 2025 bank balances and April 2025 financial statements. The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to approve the Certificate of Final Completion on the Pine Circle Creative Place-Making Project No. 338082 pending the architect's approval. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to approve the Certificate of Final Completion on the Stetson Terrace Underground Wiring Project No. 338093 pending the Engineer's approval. The vote was unanimous.

Motion by Patricia McKay and seconded by Anne Holbrook to write off uncollectible rent in the amount of \$8,063.60 due to fraud and \$18,874.81 due to eviction for the FYE 2025. The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to approve the Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws. Board member signatures were obtained. The vote was unanimous.

Motion by Anne Holbrook and seconded by Patricia McKay to certify that the Whitman Housing Authority is in compliance with the "Affordable Use Restriction" for the Harvard Court Project Based Section 8 property. The Chairwoman signed the document. The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to adopt the current "Affirmative Action Goal" from the Executive Office of Housing & Livable Communities. The goals are 18.2% disabled or over 55 with a minority race/ethnicity and 34.3% of family population under age 55 with a minority/race/ethnicity. The vote was unanimous.

Motion by Michelle Frazier and seconded by Patricia McKay to accept Public Housing Notice PHN-06 "Preventive Maintenance Planning Year Criteria". 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 Patricia McKay and seconded by Theresa Lynskey to adjourn the meeting at 7:43p.m. The vote was unanimous.

Respectfully Submitted,

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

Eileen Gibson
Executive Director