

WHITMAN HOUSING AUTHORITY
MINUTES OF REGULAR BOARD MEETING OF NOVEMBER 10, 2025

Chairwoman, Katharine Kelleher, called the open meeting to order at 7:02 P.M. The meeting was being recorded.

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

Motion by Patricia McKay and seconded by Theresa Lynskey to approve the minutes of the Regular Board Meeting held on October 20, 2025. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to approve the State (4001), the MRVP and the Harvard Court 2026 fiscal year budgets, as presented by Steve Cote, of Fenton Ewald & Associates. A signature was required of all Board Members. The vote was unanimous.

Motion by Patricia McKay and seconded by Anne Holbrook to approve the Executive Director's salary as determined by the Executive Office of Housing and Livable Communities "salary schedule". A bonus in the amount of \$2,500 was also added to the annual income for managing a program that went unpaid for 1.25 years. The vote was unanimous.

Motion by Theresa Lynskey and seconded by Michelle Frazier to approve the October 2025 vouchers and the September 2025 bank balances and financial statements. The vote was unanimous.

Motion by Patricia McKay and seconded by Anne Holbrook to approve the Operating Statements and Modernization Projects for the quarter ending September 30, 2025. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to approve the amended "Criminal Offender Record Information" (CORI) policy, to approve Kerri Ann Veiga and Driscoll & Driscoll Law Firm to have access to CORI reports on an as needed basis. The vote was unanimous.


Motion by Theresa Lynskey and seconded by Michelle Frazier to approve the current Emergency Use of Authority Vehicles policy with no changes. The vote was unanimous.

Motion by Theresa Lynskey and seconded by Patricia McKay to accept the results of the Performance Management Review (PMR) desk audit for 2025 fiscal year end. 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 Michelle Frazier to adjourn the meeting at 8:35 p.m. The vote was unanimous.

Respectfully Submitted,

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

Eileen Gibson
Executive Director