

MINUTES OF REGULAR BOARD MEETING OF MAY 13, 2024
HARVARD COURT, WHITMAN, MA

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

Present: Katharine Kelleher, Patricia McKay, Michelle Frazier
Attending Remotely: Theresa Lynskey

Motion by Patricia McKay and seconded by Michelle Frazier to approve the minutes of the Regular Board Meeting of March 11, 2024. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to approve the March and April 2024 Vouchers, February and March 2024 Bank Balances and Financial Statements and quarter ending March 31, 2024 Operating Statements, Modernization Reports and Tenants Accounts Receivable. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to write off \$2,937 of uncollectible rent on the (667) state elderly programs. The vote was unanimous.

Motion by Michelle Frazier and seconded by Patricia McKay to accept the new wage rates for maintenance staff, effective April 1, 2024, as determined by the Executive Office of Labor Standards. The vote was unanimous.

Motion by Patricia McKay and seconded by Michelle Frazier to approve a gross rent change at Harvard Court from \$1,800 per month to \$1,919 per unit, per month. The annual increase in subsidy payments to the Housing Authority is approximately \$114,240. The vote was unanimous.

Motion by Michelle Frazier and seconded by Patricia McKay to officially approve the Certificate of Substantial Completion on the Fullerton Ave. Porch Removal Project No. 338087 following the approval by RCAT Manager, Kate Ferriera and Designer, Eugenio Ventosa. The vote was unanimous.

Motion by Patricia McKay and seconded by Theresa Lynskey to approve the FY 2024 Income Limits, provided by the Department of Housing & Urban Development (HUD), effective April 1, 2024. The vote was unanimous.

Motion by Michelle Frazier and seconded by Patricia McKay to accept the FY 2024 Fair Market Rents provided by the Department of Housing & Urban Development effective April 1, 2024. The vote was unanimous.

Chairwoman Kelleher collected and discussed the results of the Executive Director's Performance Evaluation which exceeded expectations in all categories. The evaluations are included in the Executive Director's personnel file. Theresa Lynskey's will be turned in at the next meeting as she was attending remotely.

Motion by Theresa Lynskey and seconded by Patricia McKay to accept the following Public Housing Notices:

PHN 2024-05 "Mass Housing Partnership (MHP) Expanded Technical Assistance for Vacant Land Development and Public Housing Redevelopment"

PHN 2024-06 "Agreed Upon Procedures Program: Pre-Qualified Certified Public Accounting Firms"

The vote was unanimous.

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

Motion by Michelle Frazier and seconded by Theresa Lynskey to adjourn the meeting at 8:04 p.m. The vote was unanimous.

Respectfully Submitted,



Eileen Gibson
Executive Director