

Seekonk Housing Authority
December 4, 2025
Minutes

A regular meeting of the Seekonk Housing Authority was held on December 4, 2025 at Seekonk Commons Community Room located at 25 Chappell Street, Seekonk MA.

Members Present: Irene Frechette, Stephen Sprague, James Tusino (arrived at 5:15), David Gault and Michael Mokler

Members Absent: None

Call to Order: 5:00 p.m.

I. Approval of 10/02/2025 Minutes

- Motion made by Commissioner Frechette to approve the minutes of the 10/02/2025 meeting.
- Motion seconded by Commissioner Mokler.
- Motion agreed to 4-0

II. Check Warrant #113 in the amount of \$81,670.04

- Motion made by Commissioner Mokler to approve Warrant #113.
- Motion seconded by Commissioner Frechette.
- Motion agreed to 4-0

III. Check Warrant #114 in the amount of \$81,009.88

- Motion made by Commissioner Mokler to approve Warrant #114.
- Motion seconded by Commissioner Frechette.
- Motion agreed to 4-0

IV. Check Warrant #115 in the amount of \$54,190.52

- Motion made by Commissioner Mokler to approve Warrant #115.
- Motion seconded by Commissioner Frechette.
- Motion agreed to 4-0.

V. Management Agent Report

- Vacancy Report
 - i. the PHA-Web report shows 7 vacant units; however, one unit was leased earlier in the week; total now is 6; approved applicants for 2 additional units.
- Financial Report
 - i. Budget for FY 2026 has been approved; however, the October report reflects the old budget numbers. November report will be updated; numbers are all in very good shape.

- Resident Services Coordinator Report
 - i. Positive response to all of Irina's efforts; excellent feedback.
- Project Update
 - i. Project #265066 Bathroom Renovations: Substantial and Final Completion
 - 1. Motion made by Commissioner Sprague to approve substantial and final completion of Project #265066.
 - 2. Motion seconded by Commissioner Frechette.
 - 3. Motion agreed to 5-0
 - ii. Project #265068 Bathroom Renovations at Chappell and Ellis, 705-1B & C
 - 1. This project has been put out to bid Pre-Bid meeting is on 12/12/25 and bids are due by 12/24/25 at 10am.
 - iii. Project #265069 Siding Replacement at Metropolitan Park Ave 705-1A
 - 1. Project is in the process of construction; significant progress is being made. Weather may impact the completion timeline, but things should be wrapped up in the next 2-3 weeks.
 - iv. Property Insurance Update
 - 1. The Management Agent provided an update on the property insurance rates to the board. Highlight is that the rates are remaining the same for 2026. The load of claims across the public housing portfolio statewide has decreased.
 - a. Motion made by Commissioner Frechette to acknowledge that the Board was shown and understands the property insurance program.
 - b. Motion seconded by Commissioner Gault.
 - c. Motion approved 5-0.

VI. Other Business

- Resident Comments – None
- Board Comments – None

VII. Adjourn

- Motion made by Commissioner Frechette to adjourn.
- Motion seconded by Commissioner Mokler.
- Motion agreed to 5-0
- Meeting adjourned at 5:19 p.m.

Respectfully submitted,

Paul M. Dumouchel,
 Management Agent
 Seekonk Housing Authority