

Seekonk Housing Authority
March 6, 2025
Minutes

A regular meeting of the Seekonk Housing Authority was held on March 6, 2025 at Seekonk Commons Community Room located at 25 Chappell Street, Seekonk MA.

Members Present: James Tusino, Stephen Sprague, and Michael Mokler

Members Absent: David Gault, Irene Frechette

Call to Order: 5:01 p.m. by Chair Tusino

- I. Approval of 02/06/2025 Minutes
 - Motion made by Mr. Sprague to approve the minutes of the 02/06/2025 meeting
 - Motion seconded by Mr. Mokler
 - Motion agreed to 3-0
- II. Check Warrant # 106 in the amount of \$140,602.93
 - Motion to approve Warrant #106 made by Mr. Mokler
 - Motion seconded by Mr. Sprague
 - Motion agreed to 3-0
- III. Annual Plan Consideration and Approval
 - Copies of the plan given to residents, board members, and town
 - Management Agent spoke on the budget, possible improvements to be made to units, stated that he is confident in plan approval by the state.
 - Chair Tusino asked about the accuracy of the term dates for the board members; Management Agent stated that he would make necessary changes.
 - Motion made by Mr. Mokler to approve the Annual Plan
 - Motion seconded by Mr. Sprague
 - Motion agreed to 3-0.
- IV. Management Agent Report
 - Vacancy report
 - i. 5 vacant units, 1 resident approved for 22D; Bill is working on other vacant units.
 - ii. Continued discussion on difficulties qualifying people with CHAMP, especially with the requirement of obtaining a 5-year landlord history; Management Agent discussed a shorter time period for landlord references.
 - Financial Report
 - i. Report included in the packet for board review

- ii. Management Agent explained that maintenance supplies are a little over budget due to the number of vacancies.
- iii. Reserves remain strong, rent running 8% above budget

V. Other Business

- Board comments: Mr. Mokler asked about re-certifying residents every two years instead of one; Management Agent explained that it's an option, but the rent increases would be more substantial on a bi-annual basis.
- Resident Comments – None

VI. Adjourn

- Motion made by Mr. Mokler to adjourn
- Motion seconded by Mr. Sprague
- Motion agreed to 3-0
- Meeting adjourned at 5:16 pm

Respectfully submitted,

Paul M. Dumouchel,
Management Agent
Seekonk Housing Authority