

Seekonk Housing Authority
October 3, 2024
Minutes

A regular meeting of the Seekonk Housing Authority was held on October 3, 2024 at Seekonk Commons Community Room located at 25 Chappell Street, Seekonk MA.

Members Present: James Tusino, David Gault, Irene Frechette, Stephen Sprague, and Michael Mokler

Members Absent: None

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

- I. Approval of 8/1/2024 Minutes
 - Motion made by Mrs. Frechette to approve the minutes of the 8/1/24 meeting
 - Motion seconded by Mr. Gault
 - Motion agreed to 5-0

- II. Check Warrants # 100 and #101
 - Motion to approve Warrants #100 and #101 made by Mrs. Frechette
 - Motion seconded by Mr. Gault
 - Motion agreed to 5-0

- III. Budget Report FY2025 presented by Dan Robillard
 - Increase of 12% in operating budget from the state; 9% salary increase; 9% maintenance increase, part-time summer maintenance help starting in June 2025; 12% increase in management fee since the budget increased.
 - More funds for legal fees – \$5000 up from \$3000
 - We have the budget flexibility to make improvements to the units/property
 - Motion to approve FY2025 budget made by Mrs. Frechette
 - Motion seconded by Mr. Sprague
 - Motion agreed to 5-0

- IV. Management Agent Report
 1. Vacancy Report
 - 4 units affected by fire are completed; Seekonk resident returning from Attleboro; transferring another resident to the other first floor unit; 2 upstairs units: process has been started to fill them; unit vacated by resident's passing needs to be completely remodeled.
 2. Project Updates
 - Project #265056 – Exhaust Fan Installation
 - Motion to reaffirm email vote to approve Substantial Completion made by Mr. Sprague

- Motion seconded by Mr. Mokler
- Motion agreed to 5-0

- Motion made by Mrs. Frechette to accept admin fee of \$28,000 for exhaust fan project
- Motion seconded by Mr. Mokler
- Motion agreed to 5-0

- Motion to approve Final Completion made by Mr. Sprague
- Motion seconded by Mr. Mokler
- Motion agreed to 5-0
- Project #265059 – Septic System Repair
 - Motion to approve Final Completion made by Mr. Mokler
 - Motion seconded by Mr. Sprague
 - Motion agreed to 5-0
- Project #265060 – Exterior Door Project
 - Motion to approve Substantial Completion made by Mr. Gault
 - Motion seconded by Mr. Mokler
 - Motion agreed to 5-0

- Motion to approve Final Completion made by Mr. Mokler
- Motion seconded by Mr. Sprague
- Motion agreed to 5-0
- Project #265053 – Asphalt Sealcoat Project
 - Motion to approve Final Completion made by Mr. Gault
 - Motion seconded by Mr. Mokler
 - Motion agreed to 5-0
- Project #265063 – Common Area Flooring Replacements Common Buildings
 - Meeting was held, waiting for materials to come in

3. Tenant Comments

- Tenants had positive comments about the new RSC.

4. Adjourn

- Motion to adjourn made by Mrs. Frechette
- Motion seconded by Mr. Mokler
- Meeting adjourned at 5:31pm

Respectfully submitted,

Paul M. Dumouchel,
 Management Agent
 Seekonk Housing Authority