

Seekonk Housing Authority
November 3, 2020
Minutes

A regular meeting of the Seekonk Housing Authority was held on November 3, 2020 at the Seekonk Commons Community Room located at 25 Chappell Street, Seekonk, MA. Chairman James Tusino called the meeting to order at 5:58 p.m.

I. Roll Call

Members Present: James Tusino, Claudette Lockwood, Stephen Sprague and David Gault

Members Absent: None

II. Minutes

Stephen Sprague made a motion to approve the minutes of October 6, 2020. David Gault seconded the motion. Voted 4-0.

III. Warrant

David Gault made a motion to approve Warrant #53 for the month of September 30, 2020 as presented. Stephen Sprague seconded the motion. Voted 4-0.

IV. FY 2021 Budget Presentation

The fee accountant, Dan Robillard reviewed with the Board of Commissioners the FYE 2021 Budget. The DHCD has reduced the allowable non-utility expense level (ANUEL) for all Massachusetts Housing Authorities by 4%. Seekonk Housing Authority reserves are currently in excess of 90%; five years ago reserves were at 50%. Any COVID related expenses are being covered by the state.

David Gault moved that the proposed Operating Budget for State-Aided Housing of the Seekonk Housing Authority (Chapter 200/667/705/689/MRVP), Program Number 400-1 for fiscal year ending 6/30/2021 showing total revenue of \$467,436 (Account No. 3801) and Total Expenses of \$454,436 (Account No. 4000) thereby requesting a subsidy of \$94,880 (Account No. 3801), and further that the Executive Director's total annual salary of \$0 for fiscal year ending 6/30/2021 be submitted to the Department of Housing and Community Development for its review and approval. Claudette Lockwood seconded the motion which, upon roll-call, was passed by a vote to 4-0.

V. A. Management Agent Report

The Management agent included all reports: monthly operating statements, tenant account receivable and vacancy in the board packet and encouraged board members to contact him should they have any questions.

B. Modernization Report.

1. Fire Alarm Upgrade #265043. Paul Dumouchel, Management Agent stated that a plain is in place and will be presented to the residents in the next few weeks.

2. Sustainability Door Project #265050. Paul Dumouchel, Management Agent stated that the project is still awaiting going to out to bid.

VI. Administrative.

1. The next meeting of the Seekonk Board of Commissioners will be held on January 5, 2021.

VII. New Business
None

VIII. Old Business
None.

IX. Open Comments.

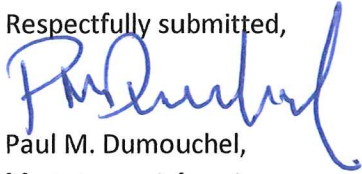
A Seekonk Commons resident asked what the protocol is when a resident tests positive for COVID. Paul Dumouchel, Management Agent stated that we contact the Seekonk Health Department directing the Housing Authority how to proceed.

A Seekonk Commons resident inquired what makes Seekonk a red town. Paul Dumouchel, Management Agent stated being in the red means the COVID positive numbers are higher than 3% averaging over 3 to 5 days.

X. Motion to Adjourn.

Stephen Sprague made a motion to adjourn the meeting at 6:22 p.m. Claudette Lockwood seconded the motion. Voted 4-0.

Respectfully submitted,



Paul M. Dumouchel,
Management Agent
Attleboro Housing Authority

