

A regular meeting of the Kingston Housing Authority was held on Thursday May 23 at 5:00pm. The following members were in attendance:

Cindy Fitzgerald, Chair
Matthew Donohue, Vice-Chair
Mary Hayes, Commissioner

Also present:

Dede Riendeau, Executive Director
Greg McGowan, Facilities & Modernization Manager
Chris Plourde, Assistant Executive Director
Rich Conlon, CPA

Absent:

None

Public Comment:

None

Minutes:

On a motion made by Mary Hayes and seconded by Matt Donohue, the board voted 3-0 to approve the meeting minutes of January.

Year End Report:

Rich Conlon explained the standings for financials. On a motion made by Matt Donohue and seconded by Mary Hayes, the board voted 3-0 to approve the year-end financial report.

Facilities Update:

Greg explained that we are still working with DHCD to come up with a solution for the Electrical room repairs and water heater replacement.

Annual Painting at Turnover:

The board was asked to approve KATCO Contracting Inc. as the lowest r/r bidder.

On a motion made by Matt Donohue and seconded by Mary Hayes, the board voted 3-0 to award the contract to KATCO.

Annual Generator Services:

On a motion made by Cindy Fitzgerald and seconded by Mary Hayes, the board voted 3-0 to award the contract to FM Generator as the lowest r/r bidder for the annual generator services contract.

Smoking Policy Addendum:

The board agreed to "grandfather" the current residents. All new residents will be told they cannot smoke on the property. This will be effective January 1, 2025. On a motion made by Cindy Fitzgerald and seconded by Matt Donohue, the board voted 3-0 to approve the smoking policy addendum.

Rent Payments ACH:

Dede reported that the tenants now have the option to have their rent debited directly from their account. It is not mandatory.

Discussion Board Vacancies:

There will be a new board member being sworn in soon and will be at the next board meeting.

Warrant:

On a motion made by Cindy Fitzgerald and seconded by Matt Donohue, the board voted 3-0 to approve the warrant for January.

On a motion made by Cindy Fitzgerald and seconded by Matt Donohue, the board voted 3-0 to approve the warrant for February.

On a motion made by Cindy Fitzgerald and seconded by Matt Donohue, the board voted 3-0 to approve the warrant for March.

On a motion made by Cindy Fitzgerald and seconded by Matt Donohue, the board voted 3-0 to approve the warrant for April.

Adjournment:

On a motion made by Mary Hayes and seconded by Cindy Fitzgerald, the board voted 3-0 to adjourn, the meeting adjourned at 5:45pm.

A true record
