

**HOLBROOK HOUSING AUTHORITY
ONE HOLBROOK COURT
COMMUNITY ROOM
HOLBROOK, MA 02343
BOARD OF COMMISSIONERS MEETING, March 12, 2026, 5:30PM**

A Regular Meeting of the Holbrook Housing Authority was duly called and held on Thursday, March 12, 2026, at 5:30 p.m. and upon a call of the roll, the following Commissioners were found Present and Absent:

<u>Present</u>	<u>Absent</u>
Sandra Lemieux	Dawn DuBose
Richard Dean	Sana Banks
Richard Evans	

Approval of Minutes of January 8, 2026, Regular Board Meeting

Commissioner Lemieux made a motion, seconded by Commissioner Evans to approve the minutes of January 6, 2026, regular board meeting. The motion passed unanimously.

Commissioner Evans made a motion, seconded by Commissioner Lemieux to approve the accounts payable as presented. The motion passed unanimously.

After the Budget Presentation by Teresa Ewald, Commissioner Evans made a motion, seconded by Commissioner Lemieux to approve the operating budget for state aided housing of the Holbrook Housing Authority program 400-1 for fiscal year ending 6/30/2026, with total revenue at \$789,241 and total expenses of \$746,603, therefore requesting a subsidy of \$231,753. The Executive Director's salary is \$0. The motion passed unanimously.

After the Budget Presentation by Teresa Ewald, Commissioner Evans made a motion, seconded by Commissioner Lemieux to approve the operating budget for state aided housing of the Holbrook Housing Authority program MRVP for fiscal year ending 6/30/2026, with total revenue at \$3,960 and total expenses of \$3,426, therefore requesting a subsidy of \$0. The Executive Director's salary is \$0. The motion passed unanimously.

Commissioner Evans made a motion, seconded by Commissioner Lemieux to approve the Affirmative Action Goal for FY25-26 of 1 in every 4-minority placement rate for the 705 program. Placement goal has been met for the 667 program, no rate required. The motion passed unanimously.

Commissioner Lemieux made a motion, seconded by Commissioner Evans to accept the EOHLC Formula Funding Award for Fiscal Year 2029 (FY29) in the amount of \$153,397.81 and authorize the executive director to execute any required Contract for Financial Assistance documentation supporting this award. The motion passed unanimously.

Executive Director's Report

Mr. Marathas reported:

- Vacant units completed, 7C and 28, 2B in progress
- Snow removal, various storms
- On-going hearings regarding rents and unsanitary conditions
- Ventilation project completed
- Family unit siding project in design
- Common areas painting project in progress
- Signage to be installed for parking in April with policy to be rolled out in May (notices to tenants will be sent out)

Old or New Business

Tenants asked to have the repair to one washer done, it requires a plumber.

Also, a request for consideration of a generator for the Community Building.

There being no further business, Commissioner Lemieux made a motion, seconded by Commissioner Evans to adjourn. The motion passed unanimously, and the meeting adjourned at 5:58 pm.

Next meeting will be Thursday, May 14, 2026, at 5:30 pm.

Respectfully submitted,
Colleen M. Whalen, Assistant Executive Director