

**Minutes of the
DUKES COUNTY REGIONAL HOUSING AUTHORITY
Board Meeting on May 7, 2025**

I certify that to the best of my ability to record and recall, these are the Minutes of the Meeting of the Board of Directors of Dukes County Regional Housing Authority ("DCRHA") held on Wednesday, May 7, 2025.

Meeting called to order at 4:00 PM with a quorum of the board of directors, via roll call:

Board present on Zoom: Rise Terney, Director;; Rudy Sanfilippo, Director; Jason Mazar-Kelly, Director (joined at 4:07 PM)

Board present in person at the Vineyard Housing Office: Ann Wallace, Chair; Dan Seidman, Treasurer; Lucy Morrison, Director at Large

Absent: Mark Leonard, Vice Chair

Staff present in person at the Vineyard Housing Office: David Vigneault, Executive Director; Terri Keech, Finance Director; Karin Kugel, Administrative Assistant

Documents used during the meeting:

March 26, 2025 Draft Minutes; Executive Director's Report; Financial Manager's Report; Rental Assistance Snapshot; Review of Waitlist Letter; Sample Annual Ownership Letter; 2024/2025 Rent Schedule; Sample Max Calculations 3.18.25; By-Law Synopsis

Consent Agenda:

February 26, 2025 Draft Minutes; Executive Director's Report; Finance Manager's Report; Rental Assistance Snapshot

Motion: Lucy Morrison moved to accept the consent agenda. Seconded by Mark Leonard.

Roll call vote: Ann Wallace: yes; Lucy Morrison, yes; Dan Seidman: yes; Mark Leonard, yes. Motion carried without dissent.

Rudy Sanfilippo joined the meeting via Zoom at 4:03 PM.

Tenant Actions & Planning Update

Water Street Apartment Swap: David Vigneault reported a downstairs tenant agreed to swap apartments with an upstairs tenant with mobility issues. He said that the move was completed and the tenant with mobility issues could now leave the apartment more easily.

Police investigations: David reported that there was a visitor to the 6 Water Street property despite a no-trespass order. He said that the DCRHA had been partnering well with the Tisbury Police on various issues. David asked the board to forward any inquiries from the press they might receive about any police investigations involving DCRHA tenants or properties.

Action Item: David will forward the board a letter sent to the tenants of 6 Water Street about recent issues on the property.

Property Actions & Planning Update

Lagoon Heights Redevelopment: David reported that the search for where to temporarily relocate residents had not progressed, resulting in a significant delay of the project.

Mildew/Mold: David reported there were a number of properties with both long-running and new mildew/mold issues. He said that excavation to check drainage was planned for one property, with ServPro scheduled to come to the property for air quality remediation in the affected units.

DCRHA Bylaw Review

David explained that in order to allow the towns to directly appoint DCRHA board members, the DCRHA state charter would need to be amended. He said had been in touch with State Senator Julian Cyr to discuss the possibility of amending the charter. He said the board could change the DCRHA bylaws with a board vote, but that changes would be limited by what's in the charter.

Town Reports

Chilmark: Ann Wallace reported Chilmark's Affordable Housing Committee (AHC) met with Lease to Locals and were approved. Ann said they would put out a Request for Proposals (RFP) and new rental assistance guidelines would increase allowable tenant income levels to up to 120% of the Area Median Income (AMI), with program funds to come from Chilmark's Affordable Housing Trust.

Aquinnah: Rudy Sanfilippo reported that Aquinnah AHC had also been working on expanding rental assistance, as well as discussing the potential of the new law allowing Accessory Dwelling Units (ADUs).

Vote to Change Minimum Check Payment Amount Requiring Two Signatures

Motion: Dan Seidman moved to change the DCRHA's policy of requiring two signatures for all checks over \$1500 to a policy requiring two signatures for all checks over \$2500. Seconded by Lucy Morrison.

Roll call vote: Rudy Sanfilippo: yes;; Mark Leonard, yes; Dan Seidman, yes; Ann Wallace: yes; Lucy Morrison, yes. Motion carried without dissent.

The meeting adjourned at 5:04 PM.

Next meeting is scheduled for Wednesday, April 23, 2025 at 4 PM.

Respectfully submitted,

Karin Kugel
Administrative Assistant