

**Minutes of the
DUKES COUNTY REGIONAL HOUSING AUTHORITY
Board Meeting on June 25, 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, June 25, 2025.

Meeting called to order at 4:05 PM with a quorum of the board of directors, via roll call:

Board present on Zoom: Mark Leonard, Vice Chair (joined at 4:27 PM with an intermittent connection)

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

Absent: Jason Mazar-Kelly, Director

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

Members of the public present in person at the Vineyard Housing Office: Chrissy McCarthy, Melissa Vincent

Documents used during the meeting:

May 7, 2025 Draft Minutes; Executive Director's Report; Financial Manager's Report; Rental Assistance Snapshot; Draft Revised Application; Parsonage Apartments Offer Poster

Consent Agenda:

May 7, 2025 Draft Minutes; Executive Director's Report; Finance Manager's Report; Rental Assistance Snapshot

Motion: Dan Seidman moved to accept the consent agenda without the Executive Director's Report and the Finance Manager's Report. Seconded by Rise Terney.

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

Report from Vineyard Village Tenant

Chrissy McCarthy and her advocate Melissa Vincent reported mold issues in Chrissy's apartment. Chrissy said there was crumbling sheetrock with water seeping under shingles and entering her apartment. Chrissy said she would like to move to a different apartment.

Mark Leonard joined the meeting at 4:27 PM.

The board confirmed that it had discussed mold issues on the property and measures for remediation and said that it would continue to work to make sure mold issues would be addressed.

David Vigneault said that Nausett Environmental was scheduled to visit the property the following week to inspect for mold.

Executive Director's Report

Motion: Lucy Morrison moved to accept the Executive Director's Report with typo corrections noted by the board. Seconded by Ann Wallace.

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

Finance Manager's Report

David Vigneault explained the line item "Professional Expenses / Legal" was higher than budgeted due to more court cases than expected.

Motion: Dan Seidman moved to accept the Finance Manager's Report. Seconded by Lucy Morrison.

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

Vineyard Village Electrical Upgrade

David Vigneault explained the electrical work necessary to bring Vineyard Village buildings up to code in order for mini-split heat pumps to be installed in the apartments.

Motion: Dan Seidman moved to transfer up to \$31,000 from the DCRHA Development account into the DCRHA Operating account to pay bills due for the electrical work. Seconded by Rise Terney.

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

The meeting adjourned at 5:05 PM.

Next meeting is scheduled for Wednesday, August 20, 2025 at 4 PM.

Respectfully submitted,

Karin Kugel
Administrative Assistant