

THOMASTON HOUSING AUTHORITY

January 13, 2026

Chairwoman Patti Kelley called the January Meeting of the Thomaston Housing Authority to order at 7:00 P.M.

Present: Chairwoman Patti Kelley; Commissioner Catherine Darm; Commissioner Gail Viltrakis; Commissioner Richard Krantz; Commissioner Daniela Ouellette; and Directors Green/Grove Manors Evie Platt and Dana Bongiorno

Absent: 0

GREEN MANOR

Public Audience: 0

Applications: There were three new applications. A motion to accept the applications of Roger Peck, Robert Montello, and John & Karen French as drawn by lottery was made by D. Ouellette; seconded by C. Darm. Motion carried

Minutes: A motion to accept the December 2025 Minutes was made by D. Ouellette; seconded by R. Krantz. Motion carried.

Financial: A motion to accept the December 2025 Financial Report was made by C. Darm; seconded by G. Viltrakis. Motion carried.

Old Business:

- The Board received the 2025 3rd Quarterly's from CPA J. Stammer.
- There was discussion on a proposed percentage increase to 30% from 28%.
- Evie reported a bedbug issue.

New Business:

- Waiting for a move in application for Apt 38.
- There was discussion on a proposed percentage increase to 30% from 28%. Those attending the meeting were in agreement for the increase. A formal vote will be held at the February meeting.
- Due to a bed bug issue all units in that building now need to be treated.

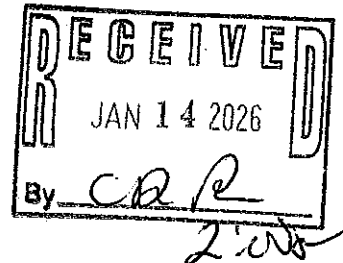
Vacancies/ Wait Vacancy: The current wait list for tenancy is 56.
EFF -3 Apts 15, 38, and 57,

Tenant Report: No report.

A motion was made at 7:24 by D. Ouellette; seconded by R. Krantz to adjourn. Motion carried.

Respectfully submitted,

Catherine M. Darm
Secretary/Treasurer



THOMASTON HOUSING AUTHORITY

January 13, 2026

Chairwoman Patti Kelley called the January Meeting of the Thomaston Housing Authority to order at 7:25 P.M.

Present: Chairwoman Patti Kelley; Commissioner Catherine Darm; Commissioner Gail Viltrakis; Commissioner Richard Krantz; Commissioner Daniela Ouellette; and Directors Green/Grove Manors Evie Platt and Dana Bongiorno

Absent: 0

GROVE MANOR

Public Audience: 0

Applications: There were two new applications. A motion to accept the applications Marshia Vincoli and Robert Montello was made by C. Darm; seconded by D. Ouellette. Motion carried.

Minutes: A motion to accept the December 2025 Minutes was made by D. Ouellette; seconded by G. Viltrakis. Motion carried.

Financial: A motion to accept the December 2025 Financial Report was made by C. Darm; seconded by G. Viltrakis. Motion carried.

Old Business:

- Insurance claim of \$10,600 for 306 for damages received and deposited.
- \$10.00 IGA Gift Cards for tenants Christmas.
- New tenant moving into Apt 205 in January.
- Federal shutdown ended, all reserve requests and certifications now approved.
- Waiting for USDA-RD approval of 2026 Budget
- Revaluation Notice of Assessment received from Town Assessors Office.

New Business:

- 2026 Budget was approved without the requested increase.
- Tenant in Apt 101 will be vacating as of 1/31/2026,
- MJM has completed the replacement of 200 amp MLO 40 circuit panel bringing us into compliance with all the building's electrical panels.
- A written lease violation was notice was issued to tenants in Apt 305 regarding trash:

Vacancies/ Wait List: The current wait list for tenancy is 35.

A motion was made to adjourn at 7:30 by D. Ouellette; seconded by R. Krantz. Motion carried.

Respectfully submitted,

Catherine M Darm Secretary/Treasure