

**THOMASTON HOUSING AUTHORITY**

February 10, 2026

Chairwoman Patti Kelley called the February Meeting of the Thomaston Housing Authority to order at 7:03 P.M.

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

**Absent:** Commissioner Daniela Ouellette

**GREEN MANOR**

**Public Audience:** Apt 18-Jan Cormier

**Applications:** There was one new application. A motion to accept the application of Christine Albino was made by C. Darm; seconded by R. Krantz Motion carried

**Minutes:** A motion to accept the January 2026 Minutes was made by G. Viltrakis; seconded by R. Krantz. Motion carried.

**Financial:** A motion to accept the January 2026 Financial Report was made by C. Darm; seconded by R. Krantz. Motion carried.

**Old Business:**

- Waiting for move application from Apt 38.

**New Business:**

- A motion was made by C. Darm; seconded by G. Viltrakis to approve a rate increase of the percentage of Tenant incomes from 28% to 30% as if July 1 2026. Motion carried. Tenant Jan Cormier of Apt 18 was in attendance and also was in approval of the increase.
- The Board received the 4<sup>th</sup> Quarterly's from CPA J. Stammer.

**Vacancies/ Wait Vacancy:** The current wait list for tenancy is 55.  
EFF – 2 Apts 15 and 57.

**Tenant Report:** No report.

A motion was made at 7:15 by C. Darm; seconded by G. Viltrakis to adjourn. Motion carried.

Respectfully submitted,

Catherine M. Darm  
Secretary/Treasurer



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**Absent:** Commissioner Daniela Ouellette

### **GROVE MANOR**

**Public Audience:** 0

**Applications:** There were two new applications. A motion to accept the applications John & Karen French and Robert Christine Albino was made by C. Darm; seconded by G. Ouellette. Motion carried.

**Minutes:** A motion to accept the January 2026 Minutes was made by G. Viltrakis; seconded by R. Krantz. Motion carried.

**Financial:** A motion to accept the January 2026 Financial Report was made by C. Darm; seconded by G. Viltrakis. Motion carried.

### **Old 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 notice was issued to tenant in Apt 305 regarding trash.

### **New Business:**

- 2025 4<sup>th</sup> Quarterly's were received from CPA J. Stammer
- Year-end actuals approved by CPA Jack McWeeny.
- MJM has completed the replacement of 200 amps MLO 40 circuit panel bringing us into compliance with all the building's electrical panels.
- Co-tenant in Apt 302 vacated.

**Vacancies/ Wait List:** The current wait list for tenancy is 36.

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