

Minutes of the Dudley Housing Authority Meeting September 9th

1. **Roll Call:**

The meeting was called to order at 6:05 PM by Chairman, Donald Cristina. Members present in addition to Donald Cristina, were Thomas Placzek and Megan Carey. Also, Present was Jeremiah Blankenbaker and Eric Reardon. Lynn Millette & Daniel Jachimczyk were absent.

2. **Acceptance of Minutes:**

The minutes of the regular meeting for August 12th were presented to the Board for approval. Motion: Donald Cristina motioned¹ to accept the minutes of the regular meeting of August 12th, 2025. The motion was seconded by Megan Carey, which upon being put to a vote was passed unanimously.

3. **New Business**

Jeremiah Blankenbaker presented the status of active Capital Projects

- 080054 Joshua Place Water Infiltration
 - The work on the walkway was approved by EOHLC and completed.

2026 Annual Plan

- Jeremiah Blankenbaker reported to the Board that the Authority had completed the draft of the 2026 Annual Plan and will be presented to the Tenants Association on Sept 10th, 2025, and the Public Hearing has been scheduled for Oct 14th

2025 FY Budget revision

- Jeremiah Blankenbaker presented and requested approval of a revision to the 2025 FY Budget. The revision is completed to account for the following line items
 - Income from the Mod admin (3691) Fee for Capital Improvement Projects: \$13,000
 - FY 2024 Audit expense: \$4,500
 - Extraordinary Maintenance expenses: Increase of \$17,200 to account for water main repair, water damage restoration, and deck replacements.
 - Motion to approve the 2025 FY Budget revision. Thomas Placzek² motioned to approve the 2025 FY Budget revision. The motion was seconded by Megan Carey, which upon being put to a vote was passed unanimously

Residential Retrofit Program

- Jeremiah Blankenbaker informed the Board that he had enrolled in the Residential Retrofit Program.
 - In June of 2025, the Authority submitted the Letter of Interest to enroll in Round 5 of the Residential Retrofit Program to install broadband internet infrastructure at Joshua Plc Apts.
 - This program will install broadband internet infrastructure, and is funded by the US Treasury ARPA Capital Projects Fund (no cost to the LHAs)
 - Its purpose is to provide access to the internet to low-income, and public housing residents at reduced cost.
 - Contract to into install is expected by Nov/Dec of 2025 for approval

4. **Old Business**

No old business was covered

5. **Director's Report**

Vacancies

The Executive Director reported that currently there is one vacancy.

- Bld 15 4B

Treasurer's Report

The Executive Director presented the Monthly Treasurer's Report

6. **Any Unknown Business that May be Missing to Come Before the Board**

No Unknown Business was covered

7. **General Discussion**

- Thomas Placzek presented to the Board concerns from the community over noise complaints due to the behaviors of a resident and their guests. It was requested that Executive Director send a notice to the residents that his behavior is disruptive and is having a negative impact on their neighbors

- Jeremiah Blankenbaker informed the Board that he has already started addressing this issue with the resident but has limited authority to penalize the offending resident due to State Housing Regulations and Guidelines.
- Jeremiah requested that residents who continue to experience disruptive behaviors (partying, noise excessive noise, etc.) after 9pm residents are encouraged to contact the Dudley Police Dept to file a noise complaint, which then will be forwarded to the Executive Director's office. This documentation will allow the Authority to take further action to address the issue. If residents are concerned that the disruptive behaviors are placing a resident or their guest's safety at risk, Jeremiah requested that residents call 911 to summon emergency services to assess and address the concern.

8. Vouchers, Bills, Warrants and Communications

Vouchers were examined; checks and warrants were signed.

9. Adjournment:

Motion: Donald Cristina motioned⁸ at 6:30 p.m. there being no further business to come before the Board, that the meeting be adjourned. The motion was seconded by Megan which upon being put to a vote was passed unanimously and the meeting was adjourned. (The next regular meeting is scheduled for **Tuesday, Oct 14th, 2025 at 6:00 p.m.**)

Respectfully submitted,
Jeremiah Blankenbaker
Executive Director