**TAC MEETING**

**April 30, 2025**

Board Member/Office Staff Attendees:

Joe D’Urso Matt Higgins Dennis Kwasnik Mary Cavuto

Theresa Borzelli Carrie McDermott Wendy Hoch

Tenant Attendees:

Dan Williams Jim Savercool Dennis Rolleri Irene Rolleri

Helen Haynes Sue Hartmann Pat Singley Nelson Mendoza

Cliff Staub

**GARDEN BEDS**

Saturday-Sunday (May 2-3), the Boy Scouts will be on site to build the garden beds for the 8 residents who requested them. The goal is to have them complete by Mother’s Day.

The beds will be dug to a depth of 2 feet, lined with landscape fabric, covered with stones, with garden soil on top of that. Each bed will be surrounded by deer fencing.

We have an offer of starter plants (beefsteak tomatoes, plum tomatoes, cherry tomatoes, zucchini).

**NEW TENANTS & ASSOCIATED APARTMENT IMPROVEMENTS**

All apartments are currently accounted for.

Kathleen Dreimann has moved in to B-11

Nicholas Bencomo has moved from C-08 to A-01

In May, we welcome:

* Rosa Saccone to C-08
* Barbara Reiton is moving mid-May from Indiana to B-06

In June/July, we welcome:

* Manuel Irizarry to A-04
* Jim Savercool will move from A-04 to D-08

Improvements:

* Replacing current 20” ranges with 30” ranges with a 30” microwave above the range.
	+ If the 20” ranges that are removed are in good working order, we will clean them up and offer them to any resident who has a current 20” range that is not in good working order
* Improvement costs for 6 apartments have been covered by the reserve fund. We have a new grant application for 6 additional apartment renovations, and the goal is to renovate all 40 apartments.
* New residents are given the option to upgrade the flooring to laminate wood flooring at a cost of $700. MASH will absorb the cost of the installation.
* A big thank you to Matt Higgins & Rob Unice for facilitating the apartment renovations

**GUTTER GUARDS**

Rich Krieg identified a local resident who fabricates non-branded gutter guards and they have been offered to MASH at a discount. Existing gutters will be cleaned/repaired and gutter guards installed around the entire facility. This expense will also be covered by the reserve fund.

**HOTMA (Housing Opportunity Through Modernization Act) CHANGES**

The changes are scheduled to begin July 1, 2025, but may be delayed.

Changes that will affect you as residents:

* As seniors, you get a $400 deduction from your income. This will increase to $525
* Asset threshold will increase from $50,000 to $51,600. Assets will be classified as necessary & non-necessary
* Medical Expense Deduction changes: Previously, if you were eligible and spent more than 3% of your yearly income on certain out-of-pocket medical expenses, you received an income deduction. This will increase to 10% over a period of 3 years (Year 1: 5%, year 2: 7.5%, year 3: 10%)
* Software updates aren’t working properly
* As more updates/information comes available, it will be communicated to our residents.

**LAUNDRY**

MASH has received a donation to create a laundry service. Hickory Cleaners (13 E. Main Street) has agreed to pick up, launder, fold and return laundry to MASH for $2/lb.

* The tenant will be billed $1/lb, and MASH will subsidize the other $1/lb from the donation funds, up to 5lbs per resident per month.
* Hickory Cleaners will leave a bag for participating residents on Tuesdays, returning the clean laundry the following Tuesday.
* We will test the service on a 3-month trial basis and ask for feedback from the participating residents. Please let the office know if you are interested in participating.

**OPEN FLOOR ISSUES**

* St. Joe’s Teen Volunteers will be on property Saturday, May 17th for spring grounds cleanup.
* Matt Higgins will be mulching and shoring up the planting beds in front of the apartments, being respectful of any plantings/décor already in place.