

Manufactured Homes Commission
Minutes of Meeting Held On
October 17, 2023 at 10:30 am
at the Plymouth Town Hall

CALL TO ORDER: 10:37 am

In Attendance (in person): Ethan Mascoop and Assistant Attorney General Dan Less.

In Attendance (virtual): Sandra Overlock, Tracey Sharkey, and Tyler Newhall from the Executive Office of Housing and Livable Communities (“EOHLC”).

Absent: Jeffrey Hallahan

Vacancy: One

Present: Christopher Jee, EOHLC

It was generally agreed there was a quorum.

APPROVAL OF MINUTES

Mr. Less stated that he had not completed the proposed minutes for the April 2023 meeting. He planned on submitting them from that meeting as well as the current meeting at the January 2024 meeting.

No one expressed any objection.

CORRESPONDENCE/COMMUNICATION

None.

OLD BUSINESS

Parkway Manufactured Housing Community in Revere

This Manufactured Housing Community (“MHC”) has been completely closed with no residents remaining in the park. Mr. Mascoop wants to speak with the last resident of the park sometime soon to discuss their experience. The community owner has also announced that it is being turned into Transit-Oriented Development (“TOD”). Mr. Mascoop added that he believed that if the city of Revere were required to enforce good faith review of the closure of the park, this might not have happened and wants to continue to discuss this at future meetings.

Annual Report

Mr. Mascoop noted that Ms. Overlock sent him a sample annual report the Commission had submitted in the past. He had not had the chance to review it but planned to distribute the report to the rest of the members of the Commission for the next meeting. Mr. Mascoop wanted to discuss submitting the annual report as it’s required by statute and proposed that a draft should be distributed to members of the Commission, leaving time for review and editing, and approval.

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Ms. Overlock noted that in the past it was just submitted by the chair. It was just a summary of the meetings over the course of a year and did not include anything else. She asked if anything could be added to the report beyond summary minutes from all the meetings.

Mr. Mascoop noted that the report presents an opportunity to advocate for issues. If read by the public or other officials, the document could be a way to communicate the concerns of the Commission. He noted that it could be one avenue to help educate legislators on these issues.

Mr. Less suggested that for the next meeting, all members could think of one topic from last year and write a paragraph summarizing that issue with recommendations. Members could at least come to the next meeting with an issue in mind.

Mr. Mascoop suggested that distributing a draft before the next meeting would afford members a chance to bring up any important topics missing from the report. That could be the opportunity to suggest additions or edit sections of the report. Mr. Mascoop noted that there are many other commissions and boards submitting reports and suggested that the Commission should find ways to make its annual report stand out.

Mr. Less emphasized that there is always value in any annual report. The Commission must produce one and it is at least a record of the issues the Commission has reviewed.

Commission Vacancy

Mr. Mascoop reminded the Commission that there is one vacancy on the five-seat Commission and that the Governor would appoint a new member. Mr. Mascoop noted that Mr. Hallahan suggested the Commission try to recruit a resident of an MHC that is not resident-owned that the one resident member, Ms. Overlock, was from a resident-owned community and it might benefit the Commission to hear the perspective of someone who lives in a park with an owner. He asked the Commission members as well as members of the public attending the meeting if they should mention the Commission to anyone who might be interested in joining it.

An audience member asked what was required of the position and Mr. Mascoop provided an explanation of what the Commission and its members do. Commission members also provided their backgrounds and experiences serving on the Commission. Mr. Mascoop directed audience members to contact him if they were interested in joining or knew of someone who might be interested in joining.

NEW BUSINESS

Leominster Flood

Mr. Mascoop described a flood that impacted Leominster on September 11, 2023. Because of a flash flood emergency, rescue crews evacuated residents of the Meadowbrook Acres MHC, most of them seniors, either by boat, stretchers or on a large military vehicle that carried people and their suitcases away from flooding of more than three feet high. Fortunately, no one was injured.

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Mr. Mascoop noted that the Meadowbrook flood was the same dangerous scenario that was raised at the Commission's January 18th, 2022 meeting when one of his Boston University students provided a presentation on flooding and ecological hazards for MHCs in the Commonwealth. The presentation showed 126 MHCs within a one percent annual flooding zone. Of those communities, 56 had homes built before 1976 and 29 have more than 14% of the residents who are over the age of 65. Mr. Mascoop estimated there are about 250 MHCs in the state, so around half are in flood zones. Mr. Mascoop noted that the Meadowbrook flood was a warning of what could be more dangerous situations for MHCs in the future.

Mr. Less noted that there are a lot of homes in flood zones in addition to MHCs and said this was probably a more systemic problem that effected more than just MHCs. Mr. Less noted concerns about the integrity of dams in the area and around Massachusetts since most Massachusetts dams are privately owned, poorly maintained, and expensive to repair.

Ms. Overlook noted that the Army Corp of Engineers noted that an MHC in Williamstown that was downstream from a river could suffer catastrophic damage if the river flooded. She stated that the MHC flood plain data should be shared with more state and federal officials.

Mr. Mascoop stated that most communities have ways of dealing with emergency preparedness, often involving volunteer work. He expressed concern about whether the special needs of MHC residents are considered when a town makes emergency plans. Mr. Mascoop wondered if Leominster had included the MHC in their plans, not suggesting that they did or did not do so.

Ms. Overlock suggested the Commission could make some senators and representatives aware of MHCs in their community and make them aware of the possibilities that could happen. She mentioned that she had spoken to some representatives who seemed concerned, so maybe others would be too if they were made aware.

Mr. Mascoop suggested creating a special section in the annual report to highlight this and that could also be included in letters to the various representatives.

Mr. Less noted that one of the things that's observed is that communities with members active in town affairs tend to have better responses from cities and towns, rather than those seeking relief only after a problem arises. He suggested that communities try to come to the table in a positive way ahead of disaster.

An audience member Mary O'Hara introduced herself as from Resident Owned Communities ("ROC") USA which works with resident-owned communities across the country. She noted issues with fire and storm damage are at the top of their agenda. Ms. O'Hara emphasized Ms. Overlock's point that there are things communities can do ahead of disaster. She brought up the example of drainage which is typically inadequate for dealing with flooding. Some communities have improved their drainage systems as a part of their capital improvement. ROC USA is trying to work with towns and states to develop infrastructure ahead of disaster to protect lives, homes, and communities. She emphasized that there are a lot of things that can be done, and it might be

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worth it for the Commission to make recommendations and reach out to towns and cities. Ms. O'Hara noted that in ROC USA's experience, once a community is resident-owned, those communities get a lot more attention from city and state officials. Ms. O'Hara believed it would be useful to include it in the annual report.

Mr. Mascoop noted that Ms. O'Hara's statements speak to the importance of the new member of the Commission to be a resident of a privately owned park.

Mr. Less noted that he had heard that a community's location on floodplain can be a barrier to receiving financing from ROC USA to coop a park and asked if Ms. O'Hara could clarify how this might affect a community's ability to protect itself.

Ms. O'Hara acknowledged that location on a floodplain can make it difficult for a community to receive financing not just from ROC USA but also from any lender. Flood insurance can also be more expensive on a floodplain and people are often denied insurance altogether. She noted that these difficulties exist for both homeowners and property owners. ROC USA is looking for the state to recognize the dangers facing MHCs and provide an infrastructure plan or a zero-interest loan to address the flooding issue ahead of time. Ms. O'Hara noted that if the homeowners buy the community, they must deal with the infrastructure and borrow money at a commercial rate, which makes rent even higher. She expressed desire for the Commission to come out with a strong recommendation.

Mr. Mascoop asked what specifically ROC USA can do to help the situation.

Ms. O'Hara reiterated that resident-owned communities have a much greater track record of developing protective infrastructure—whether that be drainage, trees, roads, clean drinking water, and safe sanitation. She also noted that some communities have been able to secure money out of their housing trust fund to pay for infrastructure. Recently, Ms. O'Hara noted, homeowners have advocated at a national level for \$225 million in funds for manufactured home communities. Those funds will be released sometime in November or December this year. She also noted that ROC USA has met with EOHLC about how to develop a comprehensive program addressing this issue.

Ms. Linda Greenwood, a member of the audience, introduced herself as potentially the only person from a resident-owned community that's for profit. She noted that for-profit resident-owned communities have many of the same problems as ROC communities, but they aren't able to make use of the information ROC communities have nor are they eligible for the same funding opportunities because they are for profit.

Ms. O'Hara noted that coop communities—even if they are for-profit—are eligible for the Price Fund program.

An audience member brought up the issue of the increasing price of flood insurance and the potential inability to get insured because of the age of the homes. Mr. Mascoop concluded by noting that natural disaster infrastructure is a large issue worth continuing in the future.

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Sign-in Sheet

Mr. Mascoop raised the topic of having a sign-in sheet. An official Commission sign-in would be helpful for sharing information about meetings, but it would become part of the public record. Mr. Mascoop suggested an optional sign-in because members of the public might not want their name or contact information on a public record.

Ms. Overlock noted that there used to be a sign-in list maintained by the Commission, and that she had heard complaints from people on the old list who were not being notified about new meetings.

Ms. Sharkey suggested a sign-in sheet with a checkbox for mail notification. She also noted that she had requested all the boards of health of manufactured homes communities to be notified of the Commission's meetings.

Mr. Less brought up that such a sign-in sheet would likely be a public record. The Commission hosts open meetings which require a recording of the meeting to be a public record—minutes summarizing the meeting must be kept as a public record. Possibly, notes taken during the meeting would be a public record. Mr. Less admitted he is not an expert on the public records law, but he believed there is an exception for personal information that can be redacted on a situation-by-situation basis. Mr. Less liked the idea of including a disclaimer at the top of the form or a checkbox to receive notifications.

Mr. Less clarified that the Commission is required to notify communities. There is a website. The meetings happen quarterly—January, April, July, October—generally on the third Tuesday of the month. The meeting location will be on the website.

An audience member suggested something beyond a mailing list or a website posting to notify residents of the 250 manufactured homes communities across the state.

Mr. Mascoop said the Commission would create an optional sign-in sheet for future meetings.

Parakeet Owned Communities

Although it was not put on the agenda, Ms. Overlock asked to discuss a new topic concerning a company named Parakeet that owns several communities in Massachusetts. Noting that the new topic would likely overrun the allotted time for the meeting, Mr. Less agreed to remove the AGO agenda item regarding *Blackman's Point HOA v. Call* – a pending Appeals Court case - to allow discussion of this unscheduled matter.

Ms. Overlock noted that Parakeet Communities is a Florida company that has purchased American Mobile Home Park in Auburn, Whispering Pines in Auburn, Mayflower in Plymouth, Meadow Woods in Lunenburg, and Monson Manufactured Housing Community in Monson. Ms. Overlock has received calls from residents who live in Mayflower and Whispering Pines. In

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particular, she noted that at Mayflower, there was an oil spill from February 2023 that had not been cleaned up, a home over the spill that had not had its oil tank replaced (the old one being the source of the release) and the home did not have heat as the winter months were approaching. She also noted that the roads had not been repaired and there appeared to be faulty wiring to an electric meter, and a resident allegedly was electrocuted because of other faulty wiring.

Mr. Less noted that the Attorney General's Office had received photographs of the community from Deborah Winiewicz who works for ROC. Mr. Less stated that his office has been following the issue and has kept in regular contact with Parakeet. He noted that some of the delay in cleaning up the oil spill has been somewhat justifiable from the owner's perspective. His office is also aware of the issues at Mayflower Park and has had meetings with Parakeet. Mr. Less stated that their attorney is responsive, understands the issues, and is pressing his client on these issues. He noted that they continue to monitor the situation.

Mr. Mascoop asked if someone from the Plymouth Board of Public Health was involved. Ms. Overlock spoke with someone from a public health official in Plymouth. She noted that Deborah Winiewicz is currently speaking with officials and visiting the community and could better speak to what the official said.

Ms. Winiewicz was in the audience and brought up what she believed to be a bigger issue of how the park was purchased by Parakeet. Parakeet bought the park for \$ 3.5 million in 2020 - two million of which was Fannie Mae funding. She stated that the prior owner failed to notify the residents that the community was up for sale, failed to tell them that there was an offer from Parakeet to purchase the park, and that it did not appear they notified the AGO that the park was for sale all of which are required under the Manufactured Housing Act.

Mr. Less stated he was very interested in this issue and would look into it further.

Ms. Winiewicz expressed a great deal of frustration that the AGO, local officials, state representatives, and others she had contacted had only responded that they were all "working on" the issue of the oil spill and the failure to replace the tank since that had happened in February.

Mr. Less acknowledged Ms. Winiewicz's frustration and said it was understandable. He noted that his office had only heard of the oil spill in early September despite it happening seven months earlier in February and began working on it immediately. He explained that the AGO had a process it had to follow to attempt to resolve complaints through mediation and the only other enforcement option the office had would be to sue Parakeet. He noted that litigation would be a solution of last resort since it would take significant time to prepare for the suit and the suit itself could take quite a while.

Mr. Mascoop wanted to clarify that he had initially asked about contact with the board of health because they might have powers that are more effective or expedient in addressing this issue. He also stated that a follow up is needed and noted that it seems like the board of health is the go-to agency, and he'd be happy to call them to figure out the issue. Mr. Mascoop suggested that this issue could be brought up again at the next quarterly meeting.

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Mr. Mascoop stated that since the meeting was in Plymouth and Mayflower was in Plymouth, he would visit the community after the meeting – but not in any official capacity as a member of the commission but solely in an individual capacity.

Mr. Mascoop concluded that it would be best to talk about this specific case after the meeting.

OPEN FORUM

Insurance

A person from Greentree Estates was concerned about insurance for manufactured homes. His agent said that it can be difficult getting manufactured home insurance and that if you lose it for some reason, it can be difficult to get it again. He asked if anyone had heard anything about difficulties in getting mobile home insurance.

Mr. Less noted that it sounded like an issue of availability in the market and that it may be an issue for the division of insurance in the Attorney General's Office. Mr. Less did not know if there were any legal issues as it sounded like the problem was the product of market forces and economics. He was unaware of any regulations that mandate insurance requirements for manufactured homes or what the rates would be.

This audience member noted that there is only one company offering mobile home insurance, but they had been issuing fewer policies recently. Another member of the audience brought up MICA manufactured home insurance as another option. Someone else in the audience said that insurance companies will not insure any home built before 1983. They noted that their manufactured home insurance went up to \$1,800.00.

The audience member who initiated the conversation noted that his home was built in 1985, is insured, but not affixed to a cement slab. The unit rests on the ground with cinder blocks. The person stated that the park had been sold to a new owner, but they are still awaiting new leases. The new community owner represented that they are putting in a new septic system as well as other repairs. They also noted that they never received notice that their community was sold.

Mr. Less suggested that this person submit a complaint to the Attorney General's Office by going to the Attorney General's manufactured housing website at mass.gov/ago/MHU and that there was link on it to file a complaint.

Manufactured Housing in Connecticut

Mr. Delohery introduced himself as the president of Connecticut Manufactured Homeowners Alliance. He is also a member of a similar group as the Commission—the Connecticut Department of Consumer Protection Mobile Manufactured Home Advisory Council. He said he was advised to listen in to hear about what is going on in other states. Mr. Delohery asked if there was a licensing authority for manufactured home parks in Massachusetts as there is in

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Connecticut. He noted that under Connecticut law, a community owner cannot collect rent from residents unless it has a license and wanted to know about Massachusetts's licensing requirements.

Mr. Mascoop answered that every park has to be licensed by the local board of health on an annual basis. He noted that part of the challenge is that the boards of health often do not enforce this requirement.

Mr. Less also noted that communities are required to have active rules submitted to the AGO and EOHLC for review. A local board of health can only issue a community a license if the owner provides the board with rules that it had submitted to these agencies. Mr. Less pointed out the Massachusetts DPH had no authority over how local boards of health operate and, therefore, had no enforcement authority to make sure the local boards were properly issuing licenses. Mr. Less asked if there was state or local licensing in Connecticut.

Mr. Delohery answered that licensing is administered by the state through the Department of Consumer Protection. He explained that in Connecticut, if a license is suspended, the owner loses the ability to collect rent. He noted that this encourages community owners to comply with the state licensing requirements.

Ms. Overlock noted that in Massachusetts, the local board of health is supposed to inspect parks, and they can suspend a license. However, there is no ability to prevent a suspended park from collecting rent. She noted that if there is an issue and the license is suspended, the parks often still collect rent—some parks have been without a license for a couple of years.

Mr. Mascoop noted that under the Sanitary Code a person can appeal to the board of health and have a hearing if they disagree with a health agent or the director of the health department's decisions. He noted, however, that there is a specific timeline in which one can request a hearing.

An audience member said that they were disappointed the state government is so limited in its ability to make MHC owners comply with the laws.

Mr. Delohery also described a right of first refusal law that passed in Connecticut and went into effect on October 1st. He asked how often the Commission had noticed issues with park ownership evading or ignoring the right of first refusal law. Mr. Mascoop noted that there are many cases of this, but there was no time to discuss the issue today. He added that the Commission would be happy to discuss the issue at the next meeting.

Greentree Estates

Mike Batiste introduced himself as a resident of Greentree Estates in West Wareham and asked about laws charging different rates for different plots.

Mr. Less explained that if everyone is receiving the same services, lot size, etc., then the rent should be the same. Mr. Less mentioned Supreme Judicial Court recent decision in *Blake* related

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to this issue and that the issue itself can be a little complicated. He told Mr. Batiste that he could file a complaint with the AGO if he felt the rents were not being applied properly.

Mr. Batiste noted that sitting through this meeting, he felt he heard a lot of useful information, but there also seems to be a lot of gray area. Mr. Less admitted there will always be a gray area as that is the nature of law.

Mr. Batiste wondered if rent control would be a solution. Mr. Less affirmed that rent control is an option and that there is a process to secure it. Mr. Mascoop added that it's up to the community to accept rent control. Ms. Overlock told Mr. Batiste that the Manufactured Home Federation could help his community organize seeking rent control for their city or town.

Another audience member asked if residents had any rights of confidentiality in submitting their complaints to the AGO as they feared the owners of their community would retaliate against them for filing a complaint. Mr. Less replied that complaints can be filed anonymously though it makes it harder for the office to investigate. He also noted that anonymous complaints are useful to track the overall number of complaints against a community to see any trends or problems with the community that could be investigated. Mr. Less explained that complaints filed through the portal become public records — this applies to all issues and not just manufactured housing, *e.g.*, mortgages, civil rights, criminal complaints.

Mr. Batiste also stated that he believed his park was purchased deceptively, describing how the seller refused to pay to clean up an undisclosed oil problem. The buyer renegotiated a price for the park, but Mr. Batiste thought that if the oil problem had been disclosed prior to the sale, the residents might have been able to exercise their statutory right of first refusal to purchase it. He would like to sue and feels like the government should sue on its behalf. He expressed frustration that the community was not being helped by the town or the state.

Mr. Less described the difficulty of the state intervening in such a case as the selling of a park to another owner is a business-to-business transaction, to which the Consumer Protection Act might not necessarily apply. He noted that it can be hard to intervene unless the sale was in violation of a specific regulation. Mr. Less suggested retaining a private attorney.

Coops

Linda Greenwood of South Meadow Village Cooperative, a resident owned MHC, asked whether coops are obligated to follow the Attorney General's manufactured housing regulations.

Mr. Less explained that it was the AGO's position that all communities, including coops, must comply with all statutes and regulations. The statute requires rules for all communities without limitation. The office would consider arguments for any exceptions to the standard rules for a community if the community's proposed rules explained why it was seeking a deviation from the standard rules. Regarding the submission of rules for review, Mr. Less stated that coops must submit them to the AGO and EOHLIC like any other community.

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Ms. Greenwood asked for clarification whether a shareholder should receive 60 days' notice of the rules before they are implemented. Mr. Less offered a correction 75 days before the rules go into effect, the owner must either give a copy to the homeowner's association or (if there is no association) post them in a place where people can see them.

Ms. Greenwood asked if shareholders were entitled to receive notice about community rules rejected by the Commonwealth. Mr. Less said he was not aware of anything in the statute that requires owners to notify residents that rules were rejected. He admitted that this might be an issue in corporate law that he is not familiar with.

Mr. Mascoop added that the Commission is not always satisfied with the AGO's responses.

NEXT COMMISSION MEETING

Mr. Mascoop proposed the next hybrid commission meeting to be on **January 16th, 2024** in a highway department trailer in Taunton as Ms. Overlock suggested.

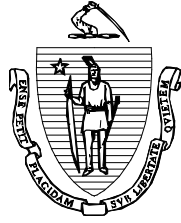
Mr. Less brought up the challenge of hosting a hybrid meeting and wanted to acknowledge the difficulties in setting up the technology and booking a room. Mr. Mascoop recognized the difficulties in reserving rooms and suggested that the Commission schedule the next three meetings at the top of the Taunton meeting to allow time to reserve locations with hybrid accommodations.

MOTION TO ADJOURN at 12:40 pm by: Ms. Shakey

Seconded by: Mr. Less

Discussion: None

All in favor: Unanimous



Pursuant to the Massachusetts Open Meeting Law, G.L. c. 30A, §§ 18-25, notice is hereby given of a meeting of the MANUFACTURED HOME COMMISSION

Massachusetts General Laws, Chapter 6, Section 108, establishes the Manufactured Homes Commission. It is the mission of the Manufactured Homes Commission to provide prompt, impartial service to all parties affected by or concerned with matters pertaining to manufactured housing communities, to the maximum extent permitted by law.

**PUBLIC NOTICE
COMMONWEALTH OF MASSACHUSETTS**

MANUFACTURED HOME COMMISSION QUARTERLY MEETING

**Tuesday, October 17, 2023
10:30 AM to 12:30 PM**

IN PERSON OPTION:

**Plymouth Town Hall (Ropewalk Room)
26 Court Street
Plymouth, MA**

REMOTE PARTICIPATION OPTIONS:

To attend the meeting through **video access**, please join the meeting by clicking on the following link: [Click here to join the meeting](#)

To attend the meeting through **audio access** only, please join the meeting by dialing:
Phone Number: 1-857-327-9245
Conference ID: 695 105 279#

This meeting is open to the public. All persons having business to be brought before the Commission are invited to participate either in person or remotely.

Commissioners:

**Ethan Mascoop, Chair
Jeffrey Hallahan, Vice-Chair
Tracy Sharkey Commissioner
Sandy Overlock, Commissioner**

Pursuant Chapter 2, of the Acts of 2023, suspending certain requirements of the Open Meeting Law, this meeting of the Manufactured Home Commission will be conducted through a combination of in person and remote participation as noted above to ensure that the public can adequately access the meeting in real time.



For further information contact: Chris Jee, EOHLIC
christopher.jee@mass.gov
617-573-1313

For reasonable accommodations regarding this meeting, please contact 617-573-1102.

Please contact the Massachusetts Executive office of Housing and Livable Communities at (617) 5731100 for free language assistance.

Favor de comunicarse con la Oficina Ejecutiva de Vivienda y Comunidades Habitables (Executive Office of Housing and Livable Communities (EOHLC)) de Massachusetts en (617) 573-1100 para ayuda gratis con el idioma.

Entre em contato com o Escritório Executivo de Habitação e Comunidades Habitáveis (Executive Office of Housing and Livable Communities (EOHLC)) de Massachusetts no número (617) 573-1100 para obter assistência gratuita com o idioma.

Tanpri kontakte Biwo Lojman ak Kominote alimantè (Executive Office of Housing and Livable Communities (EOHLC)) Masachousèt la nan (617) 573-1100 pou asistans gratis nan lang.

如果您需要免费的语言翻译帮助，请联络麻州住宅及社区发展部 马萨诸塞州住房和宜居社区执行办公室(The Massachusetts Executive Office of Housing and Livable Communities (EOHLC)),联络方式(617) 573-1100。

Свяжитесь с сотрудником Исполнительное управление жилищного строительства и пригодных для жизни сообществ (Executive Office of Housing and Livable Communities (EOHLC)) Массачусетс на предмет оказания бесплатной помощи по переводу на иностранный язык. ((617) 573-1100)

សូមទំាក់ទំនងដៃជកអភិវឌ្ឍន៍សហគមន៍និងលំនរបស់រដ្ឋសណ្ឋូសត រល្យប្រតិបតិសលំន និងសហគមន៍ដលចរស់ន។(Massachusetts Executive Office of Housing and Livable Communities (EOHLC)) មរយ: (617) 573-1100 ដើម្បីទទួលនជំនួយ ជកយតតតិតៃថ។

Vui lòng liên Văn phòng điều hành về nhà ở và cộng đồng đáng sống (Executive Office of Housing and Livable Communities (EOHLC)) Massachusetts tại (617) 573-1100 để được hỗ trợ ngôn ngữ miễn phí.

On October 12, 2023 this notice was posted at EOHLC Open Meeting Notices:

<https://www.mass.gov/service-details/dhcd-open-meeting-notice>

From: [Less, Daniel \(AGO\)](#)
To: [Ethan Mascoop \(ethanmascoop@gmail.com\)](#); [Tracy Sharkey](#); [Jeffrey Hallahan \(jwhallahan@gmail.com\)](#); [Sandra Overlock](#); [Newhall, Tyler \(EOHLC\)](#)
Cc: [Jee, Christopher \(EOHLC\)](#); [Miller, Noam \(AGO\)](#)
Subject: Tomorrow's 3rd Quarter MH Commission Meeting
Date: Monday, October 16, 2023 6:20:00 PM

Sorry to be providing this to you all at the last minute but here are the details about tomorrow's meeting:

Time and Place

Tuesday, October 17, 2023

10:30 AM to 12:30 PM

In Person Option:

Plymouth Town Hall (Ropewalk Room)

26 Court Street

Plymouth, MA

Remote Participation Options:

To attend the meeting through **video access**, please join the meeting by clicking on the following link: [Click here to join the meeting](#)

To attend the meeting through **audio access** only, please join the meeting by dialing:

Phone Number: 1-857-327-9245

Conference ID: 695 105 279#

Minutes from the July 2023 Meeting – Unfortunately I have not completed a draft of the minutes from that meeting. I've only been able to get about half of them done. Under the Open Meeting Law, minutes do not have to be submitted at the next meeting. They must be submitted within a reasonable time which generally accepted to be by the third meeting. I'm confident that the July minutes will be ready to be submitted at our 4th quarter meeting in December.

Agenda – I spoke to Ethan Mascoop about an hour ago and these are the matters he's putting on the agenda for tomorrow:

Call to Order

Approval of Minutes

Correspondence/Communication

Old Business

- Update on Parkview / Lee manufactured housing community in Revere
- MH Commission Annual Report

- Commission Vacancy

New Business

- September 11, 2023 Leominster Flood and Evacuation of Meadowbrook Acers Manufactured Housing Community (<https://whdh.com/news/first-responders-rescue-residents-at-flooded-leominster-mobile-home-community/>)
- *Blackman's Point HOA v. Call* – Appeals Court Case – Argument scheduled for Monday, October 23, 2023 at 9.30am at the John Adams Courthouse, Allan M. Hale (Rm Four), Pemberton Square, Boston, MA 02108. May also be able to watch a live stream of the argument at <https://www.youtube.com/@massappealsct/streams>

Open Forum

Next Commission Meeting

Hope to see you all tomorrow.

dan less