

MINUTES OF THE MOBILE HOME RENT CONTROL BOARD
MONDAY, AUGUST 17, 2022

Mr. Gilleberto called the meeting to order at 7:05 p.m. via in person participation. Participating members were Mr. Jack Mannion, Mr. Larry Brown, Ms. Lidia Real-Costa and Attorney Tom Lane.

Mr. Mannion was willing to volunteer to be Chair or Clerk to learn more.

Ms. Lidia Real-Costa was also willing to be Chair or Clerk.

Mr. Mannion was not as comfortable be chair.

MS. REAL-COSTA MOVED TO NOMINATE JACK MANNION FOR CHAIR.

MOTION BY:	MS. LIDIA REAL-COSTA	
SECONDED BY:	MR. LARRY BROWN	
VOTED BY:	MS. LIDIA REAL-COSTA	JACK MANNION
	MR. LARRY BROWN	JACK MANNION
	MR. JACK MANNION	JACK MANNION

VOTE: 3-0 (UNANIMOUS)

MR. MANNION MOVED TO NOMINATE LIDIA REAL-COSTA FOR CLERK

MOTION BY:	MR. JACK MANNION	
SECONDED BY:	MR. LARRY BROWN	
VOTED BY:	MR. JACK MANNION	LIDIA REAL-COSTA
	MR. LARRY BROWN	LIDIA REAL-COSTA
	MS. LIDIA REAL-COSTA	LIDIA REAL-COSTA

VOTE: 3-0 (UNANIMOUS)

MR. MANNION MOVED TO NOMINATE LARRY BROWN FOR VICE-CHAIR

MOTION BY:	MR. JACK MANNION	
SECONDED BY:	MS. LIDIA REAL-COSTA	
VOTED BY:	MR. JACK MANNION	LARRY BROWN
	MR. LARRY BROWN	LARRY BROWN
	MS. LIDIA REAL-COSTA	LARRY BROWN

VOTE: 3-0 (UNANIMOUS)

The time was 7:21.

Chair Mannion acknowledge receipt of an application from Perry's Park for rent adjustment.

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Mr. Gilleberto introduced Attorney Tom Lane from KP Law who is the Town of North Reading's counsel. He highlighted the purpose of the meeting was to acknowledge receipt and not to decide whether or not a rent increase is warranted, which would need to occur in a hearing.

Attorney Lane reiterated the purpose, which is to pick a Hearing date.

CHAIR MANNION MOVED TO SCHEDULE HEARING ON PERRY'S PARK APPLICATION FOR RENT CONTROL FOR SEPT 19TH AT 7:00 PM.

MOTION BY:	MR. JACK MANNION
SECONDED BY:	MS. LIDIA REAL-COSTA

VOTED BY:	MR. JACK MANNION	LARRY BROWN
	MR. LARRY BROWN	LARRY BROWN
	MS. LIDIA REAL-COSTA	LARRY BROWN

VOTE: 3-0 (UNANIMOUS)

Attorney Lane recommended that the Board determine if the application is complete, but not discuss the substance of the application. He then noted that the application included: 1) petition for rent adjustment with attachment A; 2) mobile home park registration form with active list of tenants; 3) copy of current Board of Health license to operate. The regulations require receipts, bills, invoices, cancelled checks that will help justify the increase.

Ms. Lidia Real-Costa mentioned a list of expenses and services provided i.e. snow removal, landscaping. She added (4) Four units are owned by the Park owner.

Attorney Lane stated that the mobile homes owned by the park owner are not subject to rent control.

Mr. Brown suggested that the Board request additional documentation prior to the hearing.

CHAIR MANNION MOVED TO ASKED TOWN COUNSEL TO SEND NOTICE REITERATING REGULATION REQUIREMENTS AND REQUESTING ADDITIONAL INFO FROM PARK OWNER

MOTION BY:	MR. JACK MANNION
SECONDED BY:	MS. LIDIA REAL-COSTA

VOTED BY:	MR. JACK MANNION	LARRY BROWN
	MR. LARRY BROWN	LARRY BROWN
	MS. LIDIA REAL-COSTA	LARRY BROWN

VOTE: 3-0 (UNANIMOUS)

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Mr. Gilleberto will work with Attorney Lane to distribute a Hearing Notice to the owner, tenants, newspaper, and Town website.

Last order of business. ADJOURN

CHAIR MANNION MOVED TO ADJOURN.

MOTION BY:	MR. JACK MANNION	
SECONDED BY:	MS. LIDIA REAL-COSTA	
VOTED BY:	MR. JACK MANNION	AYE
	MR. LARRY BROWN	AYE
	MS. LIDIA REAL-COSTA	AYE

ADJOURN: 7:39 P.M.

DATE

MS. LIDIA REAL-COSTA, CLERK