

**Town of Wales**  
**Rent Control Board**  
**August 12th, 2021 -6 PM**  
**Wales Baptist Church Pavilion**  
**Meeting Minutes**

**Rent Control Board Members:** Edward Boyce (**EB**), Jane Duggan (**JD**), Gail Jette (**GJ**)

**Public Present:** Atty. Daniel Finnegan representing Owners of Wales Brookside Village, Wales, MA, Atty. Joel Feldman representing tenants Holly Allen and Kim Clark, interested people - including 26 tenants of Wales Brookside Village.

*This meeting is a continuation of an original Rent Control Board Meeting of July 8, 2021, also continued to August 5, 2021.*

Meeting called to order at 6:05 pm.

Minutes from the August 5th Rent Control Board Meeting were read by board members, *motion to accept minutes by **GJ** and seconded by **JD**. All were in favor.*

Atty. Finnegan asserted that a new proposal is being made by the owners. It is as follows: There will be a rental increase of \$5.00 per month beginning September 1, 2021, then a further increase of \$5.00 per month would commence on January 1, 2022, followed by another rental increase of \$5.00 per month commencing on January 1, 2023. This is a total of \$15.00 rental increase per month as of January 1, 2023.

Tenants asked questions of the ownership to clarify the proposed rental increase.

*Motion to accept information by both parties was made by **GJ** and seconded by **JD**. All were in favor.*

*Motion was made by **GJ** to have Kim Clark reach all tenants possible to ascertain if each tenant would be in favor of the proposed rental increase(s). Kim would create a simple poll ticket which would be returned by each tenant anonymously. The tickets would be provided to the rental control board for the purpose of ascertaining the general opinion of all tenants who would want to participate. The poll is not binding to the rental control board, who has the responsibility to determine the fairness of the rent charged by the mobile home park. Motion was seconded by **JD**. All were in favor.*

*A motion was made by **GJ** that a continuance of this meeting take place on August 18 at 6 pm be set. Motion was seconded by **JD**. All were in favor*

*A motion was made by **GJ**, seconded by **JD**, that this meeting be adjourned. All were in favor.*

**Addendum:** Attorneys for both parties were unable to attend the proposed meeting on August 18. The Rental Control Board Chair, **EB**, was able to reset the next meeting continuation to August 31, 2021, at 6 p.m.