

FALMOUTH HOUSING AUTHORITY  
COMMISSIONERS GENERAL SESSION BOARD MEETING MINUTES  
Tuesday, February 21, 2023  
115 Scranton Avenue, Falmouth, MA 02540  
Tel: (508) 548-1977 | Fax: (508) 457-7573 [www.falmouthhousing.org](http://www.falmouthhousing.org)

The Falmouth Housing Authority conducted a General Session Commissioners Board Meeting on Tuesday, February 21, 2023. The general session began at 4:30 p.m. The meetings will be held via a virtual meeting pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020. The public may join in the general session meeting by going to:

Link: <https://us02web.zoom.us/j/89218480011> Meeting ID: 892 1848 0011  
Audio Access: 1-646-558-8656 Meeting ID: 892 1848 0011

MEMBERS PRESENT: Patricia Favulli  
Michael Galasso  
Kathleen Haynes  
Robert Mascali (*logged in at 4:33 p.m.*)  
Stephen Patton

STAFF PRESENT: Bobbi Richards, Executive Director  
Chuck Starr, Fiscal Officer  
Leslie Pearce, Assistant Director  
Michael Coffey, Maintenance Superintendent

OTHERS PRESENT: Laura Bancroft  
Michael

#### OPEN SESSION

At 4:30 p.m. Patricia Favulli called the general meeting to order.

#### Approval of Minutes

-Executive Session 1/30/23 – VOTE

It was clarified that the matter discussed in the session has not been resolved so the minutes may be approved but not released. Certain documentation will be released to the Union for purposes of negotiation.

Resolution 2023-080

Steve Patton moved to approve but not release the Executive Session 1/30/23 minutes, except as identified above. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Steve Patton-aye

4 Ayes ( Favulli, Galasso, Haynes, Patton) 0-Nays

MOTION CARRIED

-General Session 1/30/23- VOTE

Resolution 2023-081

Steve Patton moved to approve the General Session 1/30/23 minutes. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Steve Patton-aye

4 Ayes ( Favulli, Galasso, Haynes, Patton) 0-Nays

MOTION CARRIED

Public Comments

-Winter FHA Workshop, Saturday, March 25, 2023, 9:00 a.m. – 12:00 p.m.: This date was agreeable to all board members.

-Reminder: Public housing public hearing 3/20/23 at 4:30 p.m.: Bobbi Richards said that the DHCD budget and perhaps the federal budget would be reviewed and the meeting would likely be a long one.

-Kathleen Haynes said that she thought that Michael Galasso had a conflict of interest because of his business dealings and his role as a Commissioner. He would have prior knowledge of RFPs coming out – ahead of the public; he is receiving funding for Megansett Place from DHCD. This raised questions that need to be talked about. Haynes believes it raises questions and should be discussed as an agenda item in the future. Favulli shared that public comment is not a place where deliberations occur. Haynes indicated that she would like to be on the record regarding her comment.

Maintenance Department update and portfolio review

- Michael Coffey reviewed the portfolio.

-Rose Morin Windows Replacement – VOTE

Bobbi Richards explained that the lowest bidder's offer, which was not complete, exceeded the half million dollars allocated for the project. Funds can be pulled from other areas to cover some of the increased costs. The goal is to go out to bid again in 30-45 days. Michael Galasso expressed concern that the bids were too high. It was noted that the property is in a flood zone and there are requirements that have to be met such as tempered windows. Patricia Favulli reminded that the project has been in the works for 3 years and costs have increased significantly during this time.

The next step will be to have a consultant review and make sure that nothing was missed. Michael Galasso questioned the need for a consultant. Michael Coffey was involved in the process and held a bidders' conference. Asbestos testing is being performed at the property.

Report of the Fiscal Officer

Payment of bills and HAP payments – VOTE

Resolution 2023-082

Steve Patton moved to approve payment of bills and HAP payments. Robert Mascali seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-abstained

Kathleen Haynes-aye

Robert Mascali-aye

Steve Patton-aye

4 Ayes ( Favulli, Haynes, Mascali, Patton) 0-Nays -1-Abstention (Galasso) MOTION CARRIED

-Review of monthly financials, public housing aging reports:

Bobbi Richards reported that the FHA found out on Friday that a landlord evicted a tenant but continued to receive rent payments from FHA. The matter is in the collection process.

Report of the Assistant Director

-Leased housing report

Leslie Pearce reported that despite the difficult housing market, lease ups are continuing.

Report of the Executive Director

-DIAL waiting list amended to close June 1st – VOTE

Bobbi Richards asked that the date to close the list be changed to allow for publicization and for names to be purged from the list.

Resolution 2023-083

Kathleen Haynes moved to change the date of the closure of the DIAL waiting list to June 1, 2023. Steve Patton seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

Stephen Patton-aye

Steve Patton-aye

5 Ayes (Favulli, Haynes, Galasso, Mascali, Patton) 0-Nays MOTION CARRIED

-Solar Committee update: A meeting is scheduled for this Friday.

Adjournment

Resolution 2023-084

At 4:56 p.m., Kathleen Haynes moved to adjourn. Steve Patton seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

Stephen Patton-aye

5 Ayes (Favulli, Haynes, Galasso, Mascali, Patton)

0-Nays

MOTION CARRIED

Next meeting: Monday, March 20, 2023

Items for agenda due by: Tuesday, March 14, 2023

Relevant Documents

Bid sheet Rose Morin windows

Vacancy Report as 1.27.23

HAP Accounting Payment Register/Landlord Register, Public Housing and Aging reports

Leased Housing Report for January 2023

Draft minutes of 1.30.23 Executive Session

Draft minutes of 1.30.23 General Session

Public Hearing Notice for State CIP, March 20, 2023

Waiting List closure date change for DIAL (June 1, 2023)

Revisions to State Formula Funding Awards