

FALMOUTH HOUSING AUTHORITY - COMMISSIONERS SPECIAL SESSION
BOARD MEETING MINUTES
Monday, August 28, 2023

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The Falmouth Housing Authority conducted a General Commissioners Board Meeting on Monday, August 28, 2023. The general session began at 4:30 p.m. The Board did its best to adhere to posted time frames, but times may have varied. The meeting was 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; extended to 2025. The public were invited to join in the general session meeting by going to:

Link: <https://us02web.zoom.us/j/83352381116> Meeting ID: 833 5238 1116

Audio Access: 1-646-558-8656 Meeting ID: 833 5238 1116

MEMBERS PRESENT: Patricia Favulli
Michael Galasso
Robert Mascali
Stephen Patton (*logged on at 4:35 p.m.*)

MEMBERS ABSENT: Kathleen Haynes

STAFF PRESENT: Bobbi Richards, Executive Director
Charles Starr, Fiscal Officer

OTHERS PRESENT: Laura Bancroft
Teresa Ewald-Fenton, Ewald & Associates

OPEN SESSION

At 4:33 p.m. Patricia Favulli called the meeting to order

Resolution 2024-019

Robert Mascali moved to go to executive session. Michael Galasso seconded.
A roll call vote was taken:

Patricia Favulli-aye
Robert Mascali-aye
Michael Galasso-aye

3 Ayes (Favulli, Galasso, Mascali) 0-Nays

MOTION CARRIED

At 4:59 p.m. the Board returned from executive session.

Recognition, Announcements and Public Comments

Bobbi Richards recognized the staff for their efforts in her absence. She appreciated those efforts.

Items requiring discussion and votes:

-FY23 State Annual Certifications and Budget

Teresa Ewald appeared to discuss the year-end financial statements. She shared that there were three financial statements and offered explanations for each.

The 4001s, including the 705s made money this year. Money came in through solar products and credits. 100% of this went into reserves which now stand at 38%. EOHLC likes to see reserves at 35% at least. With the \$26,000 addition, the reserves are now at \$121,000. The \$50,000 Resident Service Grant was helpful. Considering all the work that was done, this is good.

The 689 program is fine. Some ground was lost but the reserves of \$26,000 represent 190%. There was an increase for rubbish removal to \$653 per month.

For the MRVP financials, \$647 was made. Projections were lived within and there are \$3,900 in reserves. Teresa Ewald noted that EOHLC does allow excess reserve funds to be spent on other state projects. If a large sum is accumulated, this could be considered.

Overall, and in general, all the programs are in a little better shape financially.

Resolution 2024-021

Patricia Favulli moved to accept the financial statements for the 4001, 689, and MRVP programs for the fiscal year ending 6/30/23. Robert Mascali seconded.

A roll call vote was taken:

Patricia Favulli-aye
Michael Galasso-aye
Robert Mascali-aye
Steve Patton -aye

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

MOTION CARRIED

-FY23 Forms and Certifications

Teresa Ewald shared that EOHLC requires review and vote on the top 5 salaries. This is based on base salary, overtime, and any additional compensation.

Resolution 2024-022

Patricia Favulli moved to accept the top 5 salaries as presented. Robert Mascali seconded.

A roll call vote was taken:

Patricia Favulli-aye
Michael Galasso-aye
Robert Mascali-aye
Steve Patton -aye

4 Ayes (Favulli, Galasso, Mascali, Patton)

0-Nays

MOTION CARRIED

-Lead Abatement

Teresa Ewald informed that this review is required every year.

Bobbi Richards noted that there were no abatements this past year. New tenants are given copies of the lead reports for the unit and notified of the regulations.

Resolution 2024-023

Patricia Favulli moved to accept the Certificate of Compliance for Lead Abatement for state and federal properties as presented. Michael Galasso seconded.

A roll call vote was taken:

Patricia Favulli-aye
Michael Galasso-aye
Robert Mascali-aye
Steve Patton -aye

4 Ayes (Favulli, Galasso, Mascali, Patton)

0-Nays

MOTION CARRIED

Resolution 2024-024

At 5:21 p.m. Robert Mascali moved to adjourn. Michael Galasso seconded.

A roll call vote was taken:

Patricia Favulli-aye
Michael Galasso-aye
Robert Mascali-aye
Steve Patton -aye

4 Ayes (Favulli, Galasso, Mascali, Patton)

0-Nays

MOTION CARRIED

Items for Future Agendas: How do staff and managers document their time worked; formation of finance committee, lead abatement of state units

Relevant Documents

Top 5 Compensation Forms

Fiscal year end financials for State programs

Federal and State Lead Paint Laws Certification of Compliance