

FALMOUTH HOUSING AUTHORITY  
COMMISSIONERS SPECIAL SESSION BOARD MEETING  
Monday, August 29, 2022

The Falmouth Housing Authority conducted a Special Session Commissioners Board Meeting on Monday, August 29, 2022 at 4:30 p.m. The Special Session began at 4:30 p.m. 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. The public were invited to join in the special session meeting by going to:

Link: <https://us02web.zoom.us/j/87470736375>  
Audio Access: 1-646-558-8656

Meeting ID: 874 7073 6375  
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MEMBERS PRESENT: Patricia Favulli  
Robert Mascali  
Michael Galasso  
Kathleen Haynes

MEMBERS ABSENT: Steve Patton

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

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

OPEN SESSION

At 4:32 p.m. Patricia Favulli called the meeting to order.

DHCD State Year-End Certifications – VOTE

Teresa Ewald explained that this presentation and review of DHCD material is done every year for the certification process. A review of each program included the following:

-4001: The reserves are not quite at the 35% that is the minimum. Administrative costs and employee benefits have been moved to other programs as flexibility allows, bringing the reserves to 34.94% which can be rounded to the 35% bringing the reserves to where they need to be. The year was finished a little better than it was at the start.

The program is not in strong financial shape but this has been the status quo for many years and the bills are able to be paid.

Bobbi Richards added that DHCD has released more monies recently and has been responding in a way it has not done previously and FHA has been able to go in and repair units fully.

-689: There is \$36,000 in reserves and operationally, the FHA has lived withing its limits.

-MRVP: A small amount has been made and reserves are at \$36,000.

In general, a 50% reserve or about 3-4 months would be a good goal.

Resolution 2023-012

Michael Galasso moved to approve financials, as presented, for the 4001 program. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

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

Resolution 2023-013

Michael Galasso moved to approve financials, as presented, for the 689-1 program. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

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

Resolution 2023-014

Michael Galasso moved to approve financials, as presented, for the MRVP program. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

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

Resolution 2023-015

Robert Mascali moved to approve the Top 5 Compensations for Fiscal Year 2022. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

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

Resolution 2023-016

Kathleen Haynes moved to approve the Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws. Michael Galasso seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

4 Ayes (Favulli, Galasso, Haynes, Mascali)

0-Nays

MOTION CARRIED

Resolution 2023-017

Michael Galasso moved to adjourn at 5:08 p.m. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

4 Ayes (Favulli, Galasso, Haynes, Mascali)

0-Nays

MOTION CARRIED

Next meeting, including Public Hearing on Federal Public Housing Capital Fund Plan  
Tuesday, August 30, 2022 at 4:30 p.m.

Relevant Documents

State program annual reports

Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws

Top Five Compensation Report