

FALMOUTH HOUSING AUTHORITY - COMMISSIONERS SPECIAL SESSION  
BOARD MEETING MINUTES

Thursday, December 28, 2023

115 Scranton Avenue, Falmouth, MA 02540

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The Falmouth Housing Authority conducted an Executive and Special Session Commissioners Board Meeting(s) on Thursday, December 28, 2023. The special session began at 4:30 p.m. and then entered into an executive session; then resumed back into the special session through vote. The Board did its best to adhere to posted time frames, but times may have varied. The meeting(s) 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/82487469375> Meeting ID: 824 8746 9375  
Audio Access: 1-646-558-8656 Meeting ID: 824 8746 9375

MEMBERS PRESENT: Stephen Patton  
Patricia Favulli  
Michael Galasso  
Kathleen Haynes

STAFF PRESENT: Bobbi Richards, Executive Director  
Leslie Pearce, Assistant Direct  
Chuck Starr, Fiscal Officer

OTHERS PRESENT: Laura Bancroft  
Maureen McIver, Recording Secretary  
Linda Clark, Falmouth Housing Corporation

OPEN SESSION

At 4:30 p.m. Steve Patton called the meeting to order. He noted that the board was meeting via Zoom as permitted by the governor's orders.

EXECUTIVE SESSION

1. To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares. Re: Employee matter(s)

Resolution 2024-080

At 4:31p.m. Kathleen Haynes moved to go to executive session to discuss strategy with respect to collective bargaining or litigation because an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares regarding:

Employee matter(s)

Patricia Favulli seconded.

A roll call vote was taken:

Steve Patton -aye

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

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

#### RETURN TO OPEN SESSION

At 5:04 p.m. the board returned to open session

#### Recognition, Announcements and Public Comments –

-Bobbi Richards recognized Michelle Bertrand, an FHA employee in a federal position, who passed a very difficult 3-day Occupancy Specialist exam with high scores. Michael Galasso asked if there was a certificate of acknowledgement that the board could issue for this. Bobbi Richards will create one.

-Bobbi Richards said there is still no answer from the Town about the extension for the commissioner's vacancy. Patricia Favulli informed that there are two people from this office out on vacation.

#### Items requiring discussion and vote:

-HAP payments (November 2023) – vote

#### Resolution 2024-082

Patricia Favulli moved to approve the HAP payments for November.

Kathleen Haynes seconded.

A roll call vote was taken:

Steve Patton -aye

Patricia Favulli-aye

Michael Galasso-abstained

Kathleen Haynes-aye

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

-Bills (November 2023) – vote

#### Resolution 2024-083

Patricia Favulli moved to approve the payment of bills for November.

Kathleen Haynes seconded.

A roll call vote was taken:

Steve Patton -aye

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

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

Michael Galasso said that he appreciated the separation of the two votes (HAP and Bills) so that he could participate.

-Project-based contracts

1. Cape Cod Apartments, 71 units – 20-year contract – vote

A question arose about a quorum. Patricia Favulli sets value on this building. Michael Galasso's property manager is a manager at Cape Cod Apartments. The situation will be investigated to see what conflicts exist; the matter was held.

2. 20 Edgerton Drive, 9 units – 20-year contract -vote

Linda Clark appeared representing Falmouth Housing Corporation. Bobbi Richards explained that over the years there have been errors on the part of FHA regarding extensions of contracts. For 20 Edgerton Drive, an outside entity was hired to manage the RFP for this property. Therefore, there are no procurement issues. Bobbi Richards asked the board to approve the 20-year contract for 20 Edgerton Drive.

Resolution 2024-084

Michael Galasso moved to approve the 20-year contract for 20 Edgerton Drive.

Kathleen Haynes seconded.

A roll call vote was taken:

Steve Patton -aye

Patricia Favulli-abstain

Michael Galasso-aye

Kathleen Haynes-aye

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

Executive Director's Correspondence & Activities report - biennial recertification for MRVP program, trainings, administrative property reviews, small contracts approved, update re \$350k appropriation from Sen. Moran- vote

Bobbi Richards said that at the Open Meeting Law Training session she learned that the Executive Director's Report of Correspondence and Activities should be voted on.

Resolution 2024-085

Kathleen Haynes moved to accept the Executive Director's Correspondence and Activities Report.

Michael Galasso seconded.

A roll call vote was taken:

Steve Patton -aye

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

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

-Public aging reports (November 2023)

A tenant matter has been sent to Flynn and Associates. The tenant has refused to pay their cable bill and does not want to pay their rent.

-Leased housing report for December 2023

Leslie Pearce summarized that the numbers are up and down but none are far from where they should be.

Bobbi Richards informed that the Gerald Flynn House, owned and operated by the Falmouth Housing Trust is in transition. The Trust is no longer interested in operating SROs and will seek to end the SRO, likely a two-year process. A subsidy is attached to the rooms.

### Adjournment

#### Resolution 2024-086

At 5:27 p.m. Kathleen Haynes moved to adjourn. Patricia Favulli seconded.

A roll call vote was taken:

Steve Patton -aye

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

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

#### Relevant Documents

Project based contracts for Cape Cod Apartments and 20 Edgerton Drive

Public aging reports (November 2023)

Bills (November 2023)

Leased housing report for December 2023,

Executive Director's Correspondence and Activities Report