

FALMOUTH HOUSING AUTHORITY BOARD OF COMMISSIONERS
GENERAL SESSION MEETING MINUTES
115 Scranton Avenue, Falmouth, MA 02540
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www.falmouthhousing.org

Wednesday, January 28, 2026 4:30 PM - Virtual Meeting

Zoom Access:

Meeting: <https://us02web.zoom.us/j/86542669641>

Meeting ID: 865 4266 9641 Audio Dial-In: 1-646-558-8656

The General Session Meeting of the Board of Commissioners was held on Wednesday, January 28, 2026 at 4:30 p.m. The Board did its best to adhere to posted time frames, but times may have varied. This meeting was conducted virtually in accordance with the Governor's order suspending certain provisions of the Open Meeting Law, originally dated March 12, 2020 and extended through 2027.

MEMBERS PRESENT: Stephen Patton, Chair
Michael Galasso
Kathleen Haynes

MEMBERS ABSENT: Patricia Favulli

STAFF PRESENT: Bobbi Richards, Executive Director
MaryEllen Monty, Assistant Director
Benjamin Anako, Fiscal Officer
Kevin Donovan, Maintenance Superintendent

OTHERS PRESENT: Laura Bancroft, Hannah Vanderscheuren,
Maureen McIver, Independent Recording Secretary

Call To Order

At 4:40 p.m., noting a quorum of 3, Chair Stephen Patton called the meeting to order and read regulations pertaining to remote open meetings.

Public Comments

Bobbi Richards introduced Hannah Vanderscheuren who is a candidate for the open position on the FHA Board of Commissioners.

Approval of the Minutes – General Session Minutes of December 31, 2025 (Vote)

Resolution 2026-074

Kathleen Haynes moved to approve the General Session Minutes of December 31, 2025.

Michael Galasso seconded.

A roll call vote was taken:

Stephen Patton-aye

Michael Galasso-aye
Kathleen Haynes-aye
3-Ayes (Patton, Galasso, Haynes) 0-Nays

MOTION CARRIED

Reports of Officers

Report of the Fiscal Officer

-Approval of HAP Payments and AP Payments – Two votes Required
Tabled.

-Review of Public Housing Aging Report
Tabled.

-**Assistant Director's Report** on the Leased Housing Report and collections to date
Tabled.

-Executive Director's Items, Correspondence & Activities Report – Vote

Other activities in report: REAC results; Independent Annual Audit; REAC in January; Service Coordinator annual report and events; federal public housing waiting list.

Bobbi Richards noted that the Service Coordinator coordinated with the Fire Department and residents of Harborview and Tatakot to help tenants prepare for storms; the work was timely and helpful in the wake of the recent winter storm.

Report of Maintenance Department and Projects – Discussion on vacant units requiring unit turns and ongoing/upcoming projects – 096104 – Mayflower/Choate Waterproofing – Site Drainage & Crawlspace Waterproofing investigatory exploration of all units planned
Kevin Donovan reported on the crew's efforts to remove snow during the storm; there were no issues.

Future Meeting Date and Agenda Items

Next Meeting Date is February 25, 2026 at 4:30 p.m.

Additional future agenda items as determined by Chair.

Michael Galasso requested an update on HUD and how any changes may affect the FHA's operations.

Adjournment

Resolution 2026-075

At 4:46 p.m. Kathleen Haynes moved to adjourn.

Steve Patton seconded.

A roll call vote was taken:

Stephen Patton-aye

Michael Galasso-aye

Kathleen Haynes-aye

3-Ayes (Patton, Galasso, Haynes) 0-Nays

MOTION CARRIED

NOTICE:

The Falmouth Housing Authority is an equal opportunity housing agency. If you are disabled and require a reasonable accommodation to participate in this virtual meeting, please contact us in advance to let us know how we can best assist you. Agenda subject to change; changes will be posted by Town of Falmouth

Relevant Documents

General Session Minutes of November 19, 2025, Executive Director's Items, Correspondence & Activities Report