

FALMOUTH HOUSING AUTHORITY BOARD OF COMMISSIONERS
GENERAL SESSION MEETING MINUTES
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Friday February 27, 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 Friday, February 27, 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
Patricia Favulli
Michael Galasso
Kathleen Haynes
Hannah Vanderscheuren

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

OTHERS PRESENT: Rose Blanchard, Maureen McIver- Independent Recording
Secretary

Call To Order

At 4:34 p.m., noting a full quorum, Chair Stephen Patton called the meeting to order and read regulations pertaining to remote open meetings.

Public Comments

Rose Blanchard shared that she was a tenant at Rose Morin. She offered thanks to the maintenance staff for keeping the roads and walkways open and to Bobbi Richards for going above and beyond to help tenants. Everyone stayed safe.

Approval of Minutes

General Session Minutes of January 28, 2026

Resolution 2026-079

Kathleen Haynes moved to approve the General Session Minutes of January 28, 2026.

Michael Galasso seconded

A roll call vote was taken:

Stephen Patton-aye

Patricia Favulli-abstained

Michael Galasso-aye

Kathleen Haynes-aye

Hannah Vanderscheuren-abstained

3-Ayes (Patton, Galasso, Haynes) 0-Nays 2-Abstentions (Favulli, Vanderscheuren)

MOTION PASSED

Special Session Minutes of February 11, 2026

Resolution 2026-080

Kathleen Haynes moved to approve the Special Session Minutes of February 11, 2026.

Stephen Patton seconded

A roll call vote was taken:

Stephen Patton-aye

Patricia Favulli-abstained

Michael Galasso-aye

Kathleen Haynes-aye

Hannah Vanderscheuren-abstained

3-Ayes (Patton, Galasso, Haynes) 0-Nays 2-Abstentions (Favulli, Vanderscheuren)

MOTION PASSED

Reports of Officers

Report of Fiscal Officer

Approval of HAP and AP Payments-Two votes required

Resolution 2026-081

Patricia Favulli moved to approve HAP payments. Kathleen Haynes seconded.

A roll call vote was taken:

Stephen Patton-aye

Patricia Favulli-aye

Michael Galasso-abstained

Kathleen Haynes-aye

3-Ayes (Patton, Favulli, Haynes) 0-Nays 1- Abstentions (Galasso) MOTION PASSED

Resolution 2026-082

Patricia Favulli moved to approve AP payments. Kathleen Haynes seconded.

A roll call vote was taken:

Stephen Patton-aye

Patricia Favulli-aye

Michael Galasso-abstained

Kathleen Haynes-aye

3-Ayes (Patton, Favulli, Haynes) 0-Nays 1- Abstentions (Galasso) MOTION PASSED

Review of Public Housing Aging Report

Reviewed.

Update from Executive Director and Maintenance Superintendent regarding Blizzard

Bobbi Richards noted that roads became impassable and power and internet were lost. Staff worked overtime to communicate with tenants, bring phones to the office to be charged, provide shelf stable food to this vulnerable population.

Emma Montville reported that staff provided transport to shelters, made direct calls to tenants, delivered shelf stable food, and encouraged tenants to connect with each other.

Kevin Donovan said that the full crew worked 30 hours straight and up to 90 hours this week trying to keep the roads and pathways cleared of snow in case of emergency. EMS did respond to two calls for FHA tenants. Two outside vendors were engaged to plow and clear walkways. There were no serious incidents.

Bobbi Richards estimated that the cost of the storm would be around \$100,000. Contact with EOHLC has been initiated about what assistance may be available. The Cape Cod Foundation may be able to help with funding. Snow removal and generators are in the next 5-year plan; generators have been in the plan for many years but other projects have had priority and though there are generators in common areas of Tatakot and Harborview, no tenant units have generators.

Future Meeting Date and Agenda Items

Special Session Requested for March 11, 2026

The commissioners declined to meet at this time and will instead meet on the fourth Wednesday as usual.

Adjournment

Resolution 2026-083

At 4:59 p.m. Kathleen Haynes moved to adjourn. Stephen Patton seconded.

A roll call vote was taken:

Stephen Patton-aye

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Hannah Vanderscheuren-aye

5-Ayes (Patton, Favulli, Galasso, Haynes, Vanderscheuren) 0-Nays

MOTION PASSED

Relevant Documents

General Session Minutes of January 28, 2026

Special Session Minutes of February 11, 2026

Financial Reports through January 2026: HAP Payments, AP Payments, Public Housing Aging