



John A. Boris, Chairman  
Kimberley Driscoll, Vice Chairman  
Charity Lezama, Treasurer  
Benjamin Shallop, Assistant Treasurer  
Sue Kirby

Cathy Hoog, Executive Director

**MINUTES OF THE  
REGULAR MEETING  
WEDNESDAY, MAY 12, 2021  
6:00 p.m.**

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**I. Called Meeting to Order at 6:00 p.m.**

**II. Roll Call**

Present

Sue Kirby  
Benjamin Shallop  
Charity Lezama  
John A. Boris

Absent

Kimberley Driscoll

Also Present: Cathy Hoog, Executive Director and Gary Dean, Director of Maintenance, Anne Cameron, Executive Assistant, Jacqueline Guzman, Director of Leased Housing and Maureen Thomas, Director of Public Housing

**III. Minutes of Previous Meeting(s)**

Benjamin Shallop moved to accept the Minutes of the Regular Meeting held on Wednesday, April 14, 2021. Charity Lezama seconded the motion and the vote was as follows:

Ayes

Sue Kirby  
Benjamin Shallop  
Charity Lezama  
John A. Boris

Nays

**IV. Tenant/Public Engagement**

There was no tenant/public engagement.

**V. Communications**

- May 2021 Mass NAHRO Newsletter (did not receive in time for Board Meeting)



- Updated Waitlist
- SHA Department Reports (Move In, Move Out, State and Federal, Modernization Report, Voucher Report and Completed Work Orders for Month of April 30, 2021)

Sue Kirby – Why does it show that Rich Osgood has 166 days on his work order Report. Is that supposed to be hours?

Gary Dean – Rich Osgood carries the service phone for emergencies so he always has more hours than the other men. It is 166 hours. I believe that is an error in the PHA system. I will inquire about it.

**VI. Reports of the Committees**

There were no reports of the committees.

**VII. Report of the Executive Director**

- See attached report of the Executive Director

**VIII. Unfinished Business**

There was no unfinished business.

**IX. Recommendations of the Chairman**

There were no recommendations of the Chairman.

**X. Report of the Treasurer**

Bills and Transfers

Cathy Hoog presented the Bills and Transfers to the Board of Directors.

Charity Lezama moved to approve the bills and transfers for the period April 1, 2021 through April 30, 2021 as presented. Sue Kirby seconded the motion and the **roll call** vote was as follows:

Ayes

Sue Kirby  
Benjamin Shallop  
Charity Lezama  
John A. Boris

Nays

Balance Sheet and Statements of Revenues and Expenses

Cathy Hoog presented the Balance Sheet and Statements of Revenues and Expenses.

Charity Lezama moved to accept the Balance Sheet and Statements of Revenues and Expenses prepared by Fenton, Ewald & Associates, P.C. for four (6) months ending March 31, 2021. Benjamin Shallop seconded the motion and the **roll call** vote was as follows:

Ayes

Sue Kirby

Benjamin Shallop

Charity Lezama

John A. Boris

Nays

**XI. New Business**

Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs

Cathy Hoog presented and explained the Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs for approval by the Board of Directors.

Sue Kirby had a few questions surrounding the categories and Cathy answered her questions.

Charity Lezama moved to approve the Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs effective April 1, 2021 as follows:

1 Person:	\$ 70,750
2 Persons:	\$ 80,850
3 Persons:	\$ 90,950
4 Persons:	\$101,050
5 Persons:	\$109,150
6 Persons:	\$117,250
7 Persons:	\$125,350
8 Persons:	\$133,400

Sue Kirby seconded the motion and the **roll call** vote was as follows:

Ayes

Sue Kirby  
Benjamin Shallop  
Charity Lezama  
John A. Boris

Nays

**XII. Other Business/Late Communications**

Charity Lezama thanked Anne for registering the Board Members for the Mass NAHRO Professional Relation for Board Members on June 12, 2021 9 a.m. to 12 p.m,

**XIII. Adjournment**

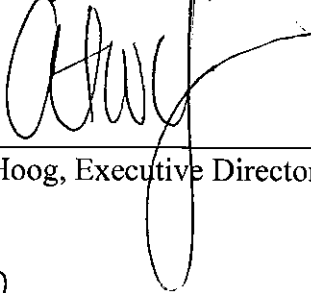
Charity Lezama moved that the Board convene into Executive Session at 6:15 p.m. with respect to approve minutes relative to the reputation, character physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual. The Board will not reconvene into Open Session and will adjourn the meeting from Executive Session. Sue Kirby seconded the motion and the **roll call** vote was as follows:

Ayes

Sue Kirby  
Benjamin Shallop  
Charity Lezama  
John A. Boris

Nays

Respectfully Submitted,



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Cathy Hoog, Executive Director



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Anne M. Cameron, Executive Assistant