

**MINUTES**  
**Special Meeting**  
**Framingham Housing Authority**  
**February 28, 2024**

1. Roll Call: @ 2:10 PM

**Present:**

Stephen Joyce  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

**Absent:**

Janet Leombruno

2. NEW BUSINESS:

Scott Bruce:

- Tenants Account Receivable are up 31%, programs are in really good shape.
- Musterfield increased its reserve 50% - additional subsidy from state.
- 400-Program reserves up about 17%, didn't spend all of capital spending as budgeted
- Pelham – reserves increased 19% - budgeted for extraordinary maintenance yet didn't spend all.
- 689 – decrease in reserves, fire alarm work, unexpected tree work. Asked to increase reserve/rent hope to break even years to come.
- MRVP was up a bit.
- Section 8 – reserves stayed the same. The program is doing fine.
- Excess reserves will give us a unique opportunity to make capital improvements.

Jenna Milne, Fee Accountant, was at meeting via phone.

The Framingham Housing Authority is in very good shape financially, with good reserves. Scott and I did a complete review of financials.

a. Motion to approve Year End Financials, including Tenant Accounts Receivable Report (400-1 only) and Certificate of Compliance with notification procedures for federal and state lead paint laws:

- 200-A
- 400-1
- 689-C
- MRVP Mass Rental Voucher
- 400-9 Pelham

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Joyce, it was voted to approve the Year End Financials, including Tenant Accounts Receivable Report (400-1 only) and Certificate of Compliance with notification procedures for federal and state lead paint laws:

- 200-A
- 400-1
- 689-C
- MRVP Mass Rental Voucher
- 400-9 Pelham

the ayes and nays were as follows:

**Ayes**

Stephen Joyce  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

**Nays**

b. Motion to approve DHCD Top Five Highest Paid

Questions were asked and answered. Maintenance Director not subject to OT, he is salary. Questions on lead paint certification, as tenants come in they sign a form there is no lead paid. We are in compliance; Auditors check for these forms.

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Roberti, it was voted to approve DHCD (EOHLC) Top Five Highest Paid; the ayes and nays were as follows:

**Ayes**

Stephen Joyce  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

**Nays**

3. ADJOURNMENT - Upon roll call vote by Commissioner Joyce, seconded by Commissioner Merusi, meeting was adjourned @ 2:28 PM.

Respectfully Submitted



Paul Landers  
Executive Director