

**THE MINUTES OF THE ANNUAL MEETING OF THE BOARD OF COMMISSIONERS  
OF THE  
EVERETT HOUSING AUTHORITY**

**Tuesday March 30, 2021 AT 5:00 PM  
393 FERRY STREET, EVERETT, MASSACHUSETTS**

- I. Roll Call:** The Chairman asked the Secretary to call the Roll:  
**Present:** Philip Colameta, John Barrett, Robert Norton, Dominic Puleo  
**Absent:**  
**Others:** Stephen Kergo, Executive Director, Roberta Correale, Assistant Director, Francis J. LaRovere III, Legal Counsel, Michelle Gouveia, Public Housing, Nicole DiPierro, Administrative Assistant, Chris Giarratana Maintenance Director
- II. Minutes:** Motion made by Mr. Barrett and second by Mr. Colameta to accept the minutes of the regular meeting of Tuesday February 23, 2021. Voice approved.
- III. Director's Report:**  
Mr. Puleo asked Mr. Kergo if he will be providing the Board with a draft of the Capital Improvement Plan. Mr. Kergo mentioned the Capital Improvement Plan will be provided with the State Annual Plan which will be discussed during a public hearing sometime in June of 2021. Mr. Puleo also encourage any Board Members who may have questions regarding the Capital Improvement to reach out to Mr. Kergo.  
  
Motion made by Mr. Colameta and Second by Mr. Barrett to accept the Executive Directors Report, Voice Approved.
- IV. Old Business:**  
  
**A, Resolution 2021-06:** To approve and authorize the Executive Director to implement the Remote Work and Telecommuting Policy effective (March 1, 2021) April 15, 2021.  
  
Motion made by Mr. Colameta and Second by Mr. Barrett to table **Resolution 2021-06:** To approve and authorize the Executive Director to implement the Remote Work and Telecommuting Policy effective (March 1, 2021) April 15, 2021. Until the May 2021 Board Meeting, Voice Approved,
- V. New Business:**  
**A. Election of officers:**  
**I.** Motion made by Mr. Colameta and Second Mr. Norton to renew the current Officers as they currently sit:  
Dominic Puleo Chairman  
Phil Colameta Vice Chairman  
John Barrett Treasurer  
  
Executive Director reads Names and Titles of the Officers as follows:  
Dominic Puleo as Chairman Accepted  
John Barrett as Treasurer Accepted  
Phil Colameta as Vice Chairman Accepted  
  
The Chairman asked the Secretary to call the roll:  
*-Mr. Colameta, Yes* *- Mr. Barrett, Yes*  
*-Mr. Norton, Yes* *- Mr. Puleo, Yes*  
**4 yeas, 0 nays**
- II.** Motion Made by Mr. Colameta and Second by Mr. Barrett to nominate Mr. Norton as the Vice Treasurer, accepted by Mr. Norton.  
  
The Chairman asked the Secretary to call the roll:  
*-Mr. Colameta, Yes* *- Mr. Barrett, Yes*  
*-Mr. Norton, Yes* *- Mr. Puleo, Yes*  
**4 yeas, 0 nays**



Mr. Kergo responded he had not received any new updates on the speed bumps but will reach out to the City again and will keep the Board members updated once he hears back.

Mr. Puleo asked about the 4 new lease-ups for the month of March. He asked if the 4 new leases-ups were all emergency and if anyone had been removed from the standard waiting list. Mr. Kergo confirmed that the 4 recent leases-ups were all on the emergency list.

Mr. Puleo also asked about the loss in rental income. Mr. Kergo explained when there is a vacant unit available it should normally take 25 days to rent, the lost in rental income will occur when the housing authority is unable to occupy the unit within 60 days .

Next Meeting is scheduled for **Tuesday April 20, 2021** at **5:00 pm.**

### **Adjournment**

Motion made Mr. Barrett Seconded by Mr. Norton to adjourn the meeting at 5:40 p.m.,  
Voice approved.