

**WENHAM HOUSING AUTHORITY  
LARCH LANE  
MINUTES  
February 10, 2026  
3:00 PM**

**Roll Call**

The meeting was called to order at 3:05 PM by Chairperson, Martha Carr. The other members present were, Sharon Ivey, and Tony DiStefano. Also present, Paula Mountain, Executive Director, Administrative Assistant, Tammy Ryan, and tenants Diane Osborne, Cecille Mazella (left meeting @ 3:15), Deborah Cronin and Martha Verrington.

**Reading of Minutes**

- January 13, 2026 Regular Minutes

A motion was made by T. DiStefano second by S. Ivey and unanimously approved to accept the January 13, 2026 minutes as presented.

**Bills & Communications**

- Financials December, 2025
- Check Disbursements for February 2026
- Debit Card Disbursements January 2026
- Payroll from January, 2026
- Credit Adjustments – None

A motion was made by T. DiStefano second by S. Ivey and unanimously approved to accept the Bills and Communications as presented.

**Executive Director Report and Communications**

- 1 Vacancy – 2<sup>nd</sup> floor
- Personnel Changes- The HA has hired Casey McCormack as our new Maintenance Supervisor. He will be starting February 17, 2026. Casey comes from Peabody Housing Authority where he was a Maintenance Mechanic since 2019.
- The board was given copy of WHA's 2025 Annual Town Report provided to the town.
- The board was updated on the snow removal. Since we are short staffed with only 1 maintenance person we have contracted with TM Landscaping to plow the roadway for the winter. They handle the plowing down at 85 & 86 Larch. Tom focused on clearing the walkways and the front doors. Chris Cerino has helped with pushing back the snow and helping Tom with parking spaces. Tom then focused on the rear exits. As our Snow Removal Policy & Winter Plan States we have had to adapt and revise our normal process in some areas due to staffing issues.
- Rent Recertifications packets will be going out this month.

A motion was made by T. DiStefano second by S. Ivey and unanimously approved to accept the Executive Director Report and Communications as presented.

## **New Business**

- **Emergency Unexpected Item** - Reopened Contract for Financial Assistance (CFA) 5010 in the balance remaining of \$126,000.00. Parking Lot Drainage Improvement - Reopen CFA in balance remaining

A motion was made by Anthony DiStefano second by Sharon Ivey and unanimously approved by roll call vote of 3 Ayes and 0 Nays to approve the Reopened Contract for Financial Assistance (CFA) 5010-Parking Lot Drainage Improvements - in the amount of \$126,000.00 as presented.

## **Old Business**

### **Public Input** – None

Note: No public input was scheduled however, tenant Deborah Cronin began to speak. Chairperson Carr stated that she must speak to the Executive Director prior to the posting of the board meeting to be included on the agenda for Public Input. The Executive Director then began to explain the process to which Ms. Cronin got up and left the meeting.

## **Adjournment**

The meeting adjourned at 3:35 PM upon a motion by T. DiStefano second by S. Ivey and unanimous approval.

The next meeting will be held on Tuesday, March 10, 2026 @ 3:00PM