

**WENHAM HOUSING AUTHORITY
LARCH LANE
MINUTES**

**May 12, 2026
3:00 PM**

Roll Call

The meeting was called to order at 3:00 PM by Chairperson, Martha Carr. The other members present were, Elizabeth Craig-McCormack, John Bucco, Sharon Ivey, and Tony DiStefano. Also present, Paula Mountain, Executive Director, Tammy Ryan, Administrative Assistant and tenants Martha Verrington and Diane Osborne.

Reading of Minutes

- April 14, 2026 Regular Minutes

A motion was made by T. DiStefano second by E. Craig-McCormack and unanimously approved to accept the April 14, 2026 minutes as presented.

Bills & Communications

- Financials April 2026 - NONE
- Check Disbursements for May 2026
- Debit Card Disbursements May 2026
- Payroll from May 2026
- Credit Adjustments – None

A motion was made by J. Bucco second by E. Craig-McCormack and unanimously approved to accept the Bills and Communications as presented.

Executive Director Report and Communications

- 3 Vacancy – 2nd floors,
- 2026 Annual Unit Inspections have been completed. Work orders are being compiled.
- Still waiting on EOHLC, Engineer, and Contractor with what is going on with the rain garden.
- We will be having our Performance Management Review (PMR) on May 22nd.

A motion was made by T. DiStefano second by E. Craig-McCormack and unanimously approved to accept the Executive Director Report and Communications as presented.

New Business

- Board to Vote Award Resolution to Makeover and Finishes Inc., Lowest Bidder, FISH Project # 327070, ADA Door Openers, Development wide in the amount of \$133,950.

A motion was made by John Bucco second by Anthony DeStefano and upon roll call unanimously accepted Makeover and Finishes, Inc as the Low-Bidder for FISH 327070, ADA Door Openers, in the amount of \$133,950.

- Board to Vote Award Resolution to Oakridge Construction, Lowest Bidder, FISH Project # 327068, Barn Siding in the amount of \$76,900.

A motion was made by Anthony DeStafano second by Sharon Ivey and upon roll call unanimously accepted Oakridge Construction, Inc as the Low-Bidder for FISH 327068, Barn Siding, in the amount of \$76,900.

Old Business

Public Input – Updated- Cheryl Ambrogio to speak regarding the Rain Garden

No input, Ms. Ambrogio did not appear for the meeting.

Adjournment

The meeting adjourned at 3:25 PM upon a motion by J. Bucco second by T. DiStefano and unanimous approval.

The next meeting will be held on Tuesday, June 9, 2026 @ 3:00PM