

North Andover Housing Authority

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Minutes of the Meeting of January 23, 2025

The regular meeting of the North Andover Housing Authority was held on January 23, 2025, at the Community Room at Bingham Way.

Proper 48-hour notice was filed with the Town Clerk.

Stephen Long called the meeting to order at 4:00 P.M. and upon roll call the following answered present:

Adam Bagni (remote, via phone call)
Edward Capodilupo
Marsha Finkelstein

Tracy Watson was absent.
Maggie Cleary was also in attendance.

Minutes

The board reviewed the minutes of the previous regular board meeting held on December 19, 2024. Marsha Finkelstein made a motion to approve the minutes from the December 19, 2024, meeting. Edward Capodilupo seconded the motion. The motion to approve the minutes from December 19, 2024, was approved 4-0.

Tenant / Public Participation

There were no members of the public in attendance. Resident Board Member Edward Capodilupo did not have any matters to bring forth.

New Business

- a. Board Vote – Resident Balance Report, Work Order Report, and Vacancy Report for December 2024 and Financials for November 2024: Maggie Cleary notified the board that the housing authority had to issue Notice to Quits to three residents for nonpayment. These may result in court-ordered payment agreements. Marsha Finkelstein made a motion to approve the Resident Balance Report, Vacancy Report, and Work Order Report for October and November 2024. Edward Capodilupo seconded the motion, and it was approved 4-0.
- b. Report of the Executive Director: Maggie Cleary updated the board on general housing authority business, including the upcoming Performance Management Review to be conducted by EOHL, and the NAHA's recent designation as a High Performer for the management of the Section 8 Housing Choice Voucher Program. She then touched upon capital projects, providing updates on the Bingham Way stove replacement project and the roof replacement projects at O'Connor Heights or Ashland Street. She also discussed possible changes to the federal programs under the new administration.

Other Business

Edward Capodilupo then made a motion to adjourn the meeting. The motion was seconded by Marsha Finkelstein and passed 4-0. Stephen Long declared the meeting adjourned at 4:41 p.m.

Respectfully Submitted,

Maggie Cleary

Maggie Cleary
Executive Director