

The Minutes of the Annual SHA Capen Court Corporation Meeting duly called and held on April 16, 2026.

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The SHA Capen Court Corporation Meeting was held in-person at the Mystic Activity Center at 530 Mystic Avenue, Somerville on Thursday, April 16, 2026, at 5:00 p.m.

The Executive Director Diane L. Cohen called the roll at 5:08 p.m. Upon roll call Commissioners present and absent were as follows:

**PRESENT**

Joseph Capuano  
Eleanor Rances  
Adeleine Mannion  
James Zamer  
Dennis Lemard

**ABSENT**

Others in Attendance: Adam Garvey, Deputy Director; Arnaldo Velazquez, Director of Finance & Administration; Matt Lincoln, Director of Leased Housing; Ryan Cummiskey, Modernization Coordinator; Charlie O’Leary, Maintenance Supervisor; Shannon Bennett, Director of Resident Services; Avi Samaha, Resident Opportunity Self-Sufficiency (ROSS) Coordinator; Emily Eschmann, Executive Secretary.

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**MEETING CALLED TO ORDER**

**1. ELECTION OF OFFICERS**

Commissioner Zamer made a motion to nominate Commissioner Capuano as Chairman. Commissioner Lemard seconded the motion.

All in favor: 4-0-1

Commissioner Capuano made a motion to nominate Commissioner Zamer as Vice-Chairman. Commissioner Lemard seconded the motion.

All in favor: 4-0-1

Commissioner Capuano made a motion to nominate Commissioner Rances as Treasurer. Commissioner Lemard seconded the motion.

All in favor: 4-0-1

Commissioner Capuano made a motion to nominate Commissioner Lemard as Vice-Treasurer. Commissioner Rances seconded the motion.

All in favor: 4-0-1

Commissioner Zamer made a motion to approve the 2026 Slate of Officers for the SHA Capen Court Corporation. Commissioner Lemard seconded the motion.

All in favor: 5-0

2. ADJOURNMENT

Commissioner Zamer made a motion to adjourn at 5:10 p.m. Commissioner Lemard seconded the motion.

All in favor: 5-0

*Diane L. Cohen*

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Diane L. Cohen  
Executive Director

ATTEST  
A True Copy

Documents presented during the SHA Capen Court Corporation meeting on 4/16/2026.

- Agenda