

Regular Meeting
Natick Housing Authority
January 8, 2026

The Regular Meeting of the Natick Housing Authority was held on Thursday, January 8, 2026 in the Robert P. Ryan Community Hall, Coolidge Gardens, 4 Cottage Street, Natick, Massachusetts at 6:30pm. The meeting was called to order by Chairman, Meg Kiely and upon roll call all those present and absent were as follows:

Present:	Margaret E. Kiely	-Chairman
	Michael D. Lioce Jr.	-Vice-Chairman
	Deborah Doucette	-Assistant Treasurer
	David M. Ciminelli	-Treasurer
	Randy J. Waters	-Executive Director
	Sue Hur	-Finance & Operations Manager
Absent:	Jeremy Kadden	-Commissioner

Chairman, Meg Kiely opened the meeting at 6:31pm and informed those in attendance that the meeting was being recorded.

Minutes

December 9, 2025

David Ciminelli made a motion seconded by Deborah Doucette and it was voted unanimously to approve the December 9, 2025 minutes.

Monthly Reports

Tenant Accounts Receivable

Randy Waters presented the TAR and repayment summary reports which showed TAR as of December 31, 2025 is less than 1%, 0.82%

Vacancies

Randy Waters reported to the Board that the vacancies for December 2025 remained at 3% with 13 vacant units, one more than previous month.

Financial Review & update

Vendor expenses, employee earnings, over-time, and landlord payments for the month of December 2025 were reviewed.

Mr. Waters presented to the Board the financial statements as of November 30, 2025 showing the 400-1 reserves at a healthy 68%. The financial statements as of December 31, 2025 will be presented at the next meeting along with 2026 Operating Budget. NHA Fee Accountant, Paul Pavia will attend the February meeting.

David Ciminelli made a motion seconded by Deborah Doucette and it was voted unanimously to approve all financials as presented for December 2025.

Capital & Modernization Updates

Project 202123/Fire Alarm System Upgrade 667-1 - 4

Mr. Waters updated the Board that this project at Cedar Gardens is almost completed. The Natick Fire Department will come out to test the last 7-8 buildings. The contractor has started to work at 17/18 West Hill Park.

Project 202132/Window Replacement 200-1

No update at this time.

Project 202135/Elevator Replacement 667-5

No update at this time.

Project 202137/Window Replacement 705-3

Mr. Waters updated the Board that this project is almost complete. There are a few things on the punch list.

Project 202139/Envelope Upgrade 200-1

This project is combined with Project 202132.

Project 202140/Window Repair 667-5

No update at this time.

Project 202141/Window Replacement 689-2

Mr. Waters presented to the Board the low bidder for this project, Makeover and Finishes Group Inc. 170 Worcester St., Suite 201 Wellesley Hills, Ma. 02481 in the amount of \$107,000. Deborah Doucette made a motion seconded by Michael Lioce Jr. and it was voted unanimously to accept and approve this low bidder.

Project 202143/Tub Cuts 667-5

Mr. Waters presented to the Board the low bidder for this project, Safeway Safety Step LLC DBA CleanCut Bath 5242 Rialto Road, West Chester, OH 45069 in the amount of \$50,000. Deborah Doucette made a motion seconded by David Ciminelli and it was voted unanimously to accept and approve this low bidder.

Performance Management Review (PMR) Corrective Access Plan

No update at this time.

HUD Section 8 revised the effective date from October 1st to December 1st

Mr. Waters reminded the Board of a zoom meeting scheduled on Jan. 27th, 2026 with the new HUD representative.

Board Member Concerns

David Ciminelli inquired on behalf of Jeremy Kadden the status of NHA's solar operating company contract. Mr. Waters informed the Board that there is no change made at this time.

Tenant Concerns

None

David Ciminelli made a motion seconded by Michael Lioce Jr. and it was voted unanimously to adjourn at 7:12pm.

