

Regular Meeting  
Natick Housing Authority  
February 26, 2026

The Regular Meeting of the Natick Housing Authority was held on Thursday, February 26, 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
	Randy J. Waters	-Executive Director
	Sue Hur	-Finance & Operations Manager
	Paul Pavia, CPA	-NHA Accountant Fenton, Ewald & Associates, PC
Absent:	David M. Ciminelli	-Treasurer
	Jeremy Kadden	-Commissioner

Chairman, Meg Kiely opened the meeting at 6:34pm and informed those in attendance that the meeting was being recorded.

Minutes

January 8, 2026

Deborah Doucette made a motion seconded by Michael Lioce, Jr. and it was voted unanimously to approve the January 8, 2026 minutes.

FY2025 Year-end Financial Statements

Paul Pavia presented to the Board the financial statement as of December 31, 2025. He shared with the Board that NHA performed very well and ended 2025 with 400-1 reserves at 66%, higher than budgeted. It was due to being understaffed, less collection losses and less legal fees. NHA ended 2025 with reserve balances as follows:

Section 8 Housing Choice Voucher Program	\$151,630
400-1 State Convention Housing Program	\$992,406
689 Program	\$117,896
MRVP Program	\$25,142

The Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws, Certification of Top 5 Compensation Form, Executive Director/Board Approval regarding Wage Match, and Certification of Year End Financial Statements were presented.

Michael Lioce, Jr. made a motion seconded by Deborah Doucette and it was voted unanimously to accept and approve the Year-end Financial Statements as of December 31, 2025 and the certifications presented.

#### NHA FY2026 Operating Budget

Paul Pavia presented to the Board the NHA FY2026 Operating Budget. He informed the Board that EOHLC has increased ANUEL (Non-Utility Expense Level) by 5% above FY2025 levels.

*Michael D. Lioce Jr. moved that the proposed Operating Budget for State-Aided Housing of the Natick Housing Authority, Program Number 4001 for fiscal year ending 12/31/2026 showing total revenue of \$3,241,104 and Total Expenses of \$3,385,575 thereby requesting a subsidy of \$738,744, and further that the Executive Director's total annual salary of \$123,049 for fiscal year ending 12/31/2026 be submitted to the Department of Housing and Community Development for its review and approval. Deborah Doucette seconded the motion which, upon roll-call, was passed by a vote of 3 to 0.*

*Michael D. Lioce Jr. moved that the proposed Operating Budget for State-Aided Housing of the Natick Housing Authority, Program Number 689 for fiscal year ending 12/31/2026 showing total revenue of \$92,636 and Total Expenses of \$88,984 thereby requesting a subsidy of \$0, and further that the Executive Director's total annual salary of \$123,049 for fiscal year ending 12/31/2026 be submitted to the Department of Housing and Community Development for its review and approval. Deborah Doucette seconded the motion which, upon roll-call, was passed by a vote of 3 to 0.*

*Michael D. Lioce Jr. moved that the proposed Operating Budget for State-Aided Housing of the Natick Housing Authority, Program Number MRVP for fiscal year ending 12/31/2026 showing total revenue of \$8,580 and Total Expenses of \$8,147 thereby requesting a subsidy of \$0, and further that the Executive Director's total annual salary of \$123,049 for fiscal year ending 12/31/2026 be submitted to the Department of Housing and Community Development for its review and approval. Deborah Doucette seconded the motion which, upon roll-call, was passed by a vote of 3 to 0.*

#### Monthly Reports

##### Tenant Accounts Receivable

Randy Waters presented the TAR and repayment summary reports which showed TAR as of January 31, 2026 is under 5%.

##### Vacancies

Randy Waters reported to the Board that the vacancies for January 2026 remained at 4% with 16 units.

##### Financial Review & update

Vendor expenses, employee earnings, over-time, and landlord payments for the month of January 2026 were reviewed.

Paul Pavia informed the Board that the financial statements as of January 31, 2026 will be presented next month.

Michael Lioce, Jr. made a motion seconded by Deborah Doucette and it was voted unanimously to approve all financials as presented for January 2026.

Collection Loss

Mr. Waters presented to the Board 4 collection losses. Each amount and reasons are as follows:

\$3,377.73 – Evicted – 146B Cedar Terrace

\$175.50 – Moved out of state – 114C Cedar Avenue

\$3,724.00 – Evicted – 90D Cedar Avenue

\$1,881.00 – Moved – 51 Bennett Street Ext.

Michael Lioce, Jr. made a motion seconded by Deborah Doucette and it was voted unanimously to accept and approve the collection losses as presented.

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

Mr. Waters will present change orders for this project at the next meeting.

Project 202132/Window Replacement 200-1

Mr. Waters presented to the Board six change orders for this project totaling \$1,459,753.11. The breakdown of each change order is as follows:

Change order #1: \$1,404,837.00

Change order #2: \$553,580.00

Change order #3: credit (\$562,375.00)

Change order #4: \$46,104.57

Change order #5: \$15,543.90

Change order #6: \$2,062.64

Deborah Doucette made a motion seconded by Michael Lioce Jr. and it was voted unanimously to accept and approve this low bidder.

Project 202135/Elevator Replacement 667-5

No update at this time.

Project 202137/Window Replacement 705-3

Mr. Waters updated the Board that there is no change order to present at this time for this project.

Project 202139/Envelope upgrade 200-1

This project has been combined with the project 202132.

Project 202140/Envelope survey & repairs 667-5

No update at this time.

Project 202141/Window Replacement 689-2

No update at this time.

Project 202143/Tub Cuts 667-5

No update at this time

Performance Management Review (PMR)

No update at this time.

HUD Section 8

No update at this time.

Board Member Concerns

Michael Lioce Jr. announced that he will not seek a second term so the March board meeting will be his last one.

Tenants Concerns

None

Michael Lioce, Jr. made a motion seconded by Deborah Doucette and it was voted unanimously to adjourn at 8:17pm.