

**MINUTES OF THE REGULAR MEETING
OF THE MIDDLETON HOUSING AUTHORITY**

**Orchard Circle, Middleton, Massachusetts
February 19, 2026
4:15 pm**

PRESIDING: Maria Paikos, Chairperson

RECORDING SEC'Y: Cindy Dunn

COMMISSIONERS PRESENT Maria Paikos, Douglas LeColst, Karen McCafferty

COMMISSIONERS ABSENT: Ilene Twiss, Sharon Purchase

Maria Paikos, Chairperson, called the Regular Meeting to order at 4:15 pm.

The Board reviewed the Regular Meeting Minutes of January 15, 2026. Upon motion duly made by Karen McCafferty and seconded by Douglas it was **VOTED 3-0: To accept the minutes.**

The Board reviewed the bills processed through January. There were no questions about the bills.

The Board reviewed the apparent low bid submitted by Hocel Remodeling in the amount of \$26,739 for the community room roof. Upon motion duly made by Douglas LeColst and seconded by Karen McCafferty, it was **VOTED 3-0: To approve the apparent low bid pending a favorable recommendation by the architect.**

Cindy advised the board that J Perez has completed the handrails on two handicapped ramps and will work on the concrete when the weather improves; that the NTP was issued today for the Memorial Drive bath fans replacement; and that a contractor came by the property to look at the site for potential camera installations.

In addition, Cindy advised the board that there were some parking issues during the snowstorms that resulted in the revocation of one parking space from a resident.

The next meeting was scheduled for March 19, 2026.

There being no further business and following a motion by Karen McCafferty, the meeting adjourned at 5:00 pm.

Cynthia Dunn, Recording Secretary