

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

Orchard Circle, Middleton, Massachusetts

May 21, 2026

4:15 pm

PRESIDING: Maria Paikos-Hantzis, Chairperson

RECORDING SEC'Y: Cindy Dunn

COMMISSIONERS PRESENT Maria Paikos-Hantzis, Karen McCafferty, Douglas LeColst, Ilene Twiss, and Sharon Purchase

COMMISSIONERS ABSENT: None

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

The Board reviewed the Regular Meeting Minutes of April 16, 2026. Upon motion duly made by Ilene Twiss and seconded by Karen McCafferty, it was **VOTED 5-0: To accept the minutes.**

The Board reviewed the processed bills for April 2026. There were no questions about the bills.

Douglas LeColst had to leave the meeting to respond to an emergency.

The Board discussed Change Order 1 in the amount of \$7,560 to cover the cost to install an additional 4 bath fans at Memorial Drive, project 184037. Upon motion duly made by Ilene Twiss and seconded by Karen McCafferty, it was **VOTED 4-0: To approve CO1.**

The Board discussed the Substantial and Final Completion of the bath fans at Memorial Drive, project 184037. Upon motion duly made by Ilene Twiss and seconded by Karen McCafferty it was **VOTED 4-0: To approve the CSC and CFC in the amount of \$37,592.**

Cindy let the board know that the NTP has been issued for the Community Room roof project on May 28, 2026.

Cindy will send out some possible dates for the next meeting that will work for the members as there are conflicts with our regular meeting date.

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

Cynthia Dunn, Recording Secretary