



**Board Meeting Agenda**  
**Thursday, May 21, 2026 – 9:00 am**  
**Barton Road Community Room – 107 Barton Road, Wellesley, MA 02481**  
**This is an in-person meeting.**

- 1. Roll Call**
- 2. Annual Meeting of the Wellesley Housing Authority**
  - a. Election of Officers
    - i. Chairperson
    - ii. Vice-Chairperson
    - iii. Treasurer
- 3. Regular Meeting**
- 4. Citizen Speak**
- 5. Approval of Minutes**
  - a. April 16, 2026
- 6. Financial Reports**
  - a. Approval of Bill Payments/Check Warrants
  - b. Monthly/Quarterly Financial Statements – April 2026
- 7. TAR Report by Development (Tenant Accounts Receivable) 4/30/2026**
- 8. Vacancy Report – 5/18/26**
- 9. Modernization Updates and CAP HUB Report**
  - a. Update of Capital Projects
  - b. Certification of Substantial Completion # 324101 (Linden Front Entry Steps)
  - c. EOHLC Contract for Financial Assistance (CFA) 5001
    - i. Amendment 12
  - d. FISH #324087- Parking lot, Walkway Resurface, Weston Rd
    - i. Approval of Lowest Bidder
  - e. FISH #324120- Tree Removal & Trimming
    - i. Approval of Lowest Bidder
  - f. CIP Revision
    - i. FISH #324125
      1. Emergency Plumbing Repair- 507 Washington St
    - ii. FISH #324126
      1. Force Account- 501 Washington St Unit: C & 489 Washington St Unit: C

**10. Executive Director's Report/ CHA District Manager's Report**

**11. Committee Reports (if any)**

- a. Wellesley Affordable Housing Trust
  - i. Workshop Reminder- May 27<sup>th</sup>

**12. Old Business**

- a. FY 2026 Budget Update
- b. Status of WHA/CHA Management Agreement
- c. WHA By-Laws Review
- d. Signed Copy of WMLP Memorandum of Understanding
- e. 250<sup>th</sup> Anniversary Party- June 18<sup>th</sup>

**13. New Business**

- a. Approval of Contracts with Fenton. Ewald, & Associates for Accounting Services

**14. Other Business** – Consideration of any matter not previously known, or which could not have been reasonably foreseen within 48 hours of this meeting

**15. Adjournment**

*Maura Renzella, Chairwoman, State Appointee*  
*Janice Coduri, Vice Chair*  
*Lisa Heyison, Treasurer*  
*Renee Spencer, Resident Member*  
*Odessa Sanchez, Member*



TEL: (781) 235-0223  
FAX: (781) 239-0802  
Wellesley-Housing.org  
smerritt@wellesleyhousing.org

**WELLESLEY HOUSING AUTHORITY**  
109 Barton Road, Wellesley, Massachusetts 02481

## **NOTICE OF REGULAR MONTHLY MEETING**

### **WHA BOARD OF COMMISSIONERS**

May 18, 2026

**The Wellesley Housing Authority will meet in Regular Session on Thursday, May 21, 2026, at 9:00 am at the Barton Road Community Center, 107 Barton Road, Wellesley, MA.**

The meeting will be held in person. The public is welcome to attend this meeting.

This meeting will be available on Zoom. To request the Zoom link, notice must be received at least 24 hours in advance at [contact@wellesleyhousing.org](mailto:contact@wellesleyhousing.org).

