

Michael Fitzmaurice, Chairperson  
Tom Flynn, Appointed Member  
Paul T. Hynes, Appointed Member

Rachel Madden, Ex-Officio  
Antonio Torres, Elected Member  
Joseph M. Petty, Executive Secretary

**MASSACHUSETTS HOUSING FINANCE AGENCY  
EMPLOYEES' RETIREMENT BOARD  
ONE BEACON STREET  
BOSTON, MA 02108  
(617) 854-1871, 1123**

Minutes of the Regular Meeting of Members  
January 13, 2026

The regular meeting of the Massachusetts Housing Finance Agency Employees' Retirement Board was held via Zoom at 12:00 pm.

Present via Zoom were:

Michael Fitzmaurice, Chairperson  
Tom Flynn, Appointed Member  
Antonio Torres, Elected Member  
Paul T. Hynes, Appointed Member

Absent were:

Rachel Madden, Ex-Officio

Others present via Zoom were:

Jospeh Petty, Executive Secretary  
Michelle Shinnick, Assistant Executive Secretary  
Rebecca Gamsby and Renee Davis, CBIZ CPAs  
Jim Piotrowski and Seth Bean, CliftonLarsonAllen LLP

Mike Fitzmaurice called the meeting to order.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Tom Flynn), it was voted:  
To approve the minutes of the December 9, 2025, meeting. (roll call 4-0).

The bank reconciliations, budget and financial records were reviewed. Records reviewed by Board members included the Monthly and Yearly Budget, Bank Reconciliation, Warrant/Vouchers, General Ledger, Adjusted Journal entries, Trial Balance, Cash Receipts and Cash Disbursements. The vouchers included one refund Hana Migliorato and one retirement Beth DeFranzo. Joseph Petty noted that there were no transactions out of the ordinary.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Paul Hynes), it was voted:

The retirements, refunds and transfers on the attached list were reviewed and approved as amended with the budget, retirement payroll, financial records, and Warrant Number 012026 (see warrants), and capital calls. (roll call 4-0).

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Joseph Petty discussed the NCPERS annual conference May 17 – 20, 2026; trustee education seminar (teds); accredited fiduciary program modules 1&2, 3&4 May 16, 2025 – May 17, 2026. The cost of the conference is \$1135.00 for the registration fee plus hotel fee of \$200/night and travel expenses.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:

To allow any Board and staff members to attend the NCPERS Annual Conference consistent with our Travel Policy, (4-0).

Joseph Petty held the Budget Update to the next Board meeting. Joseph Petty reviewed PERAC memos 2025 35-37, memos 2026 1-6. He also mentioned that Summary of the Conflict of interest will need to be done and reviewed training for Board members.

The Board interviewed both CliftonLarsonAllen and CBIZ CPA regarding Audit services. Members of each Firm reviewed their experience and expertise regarding auditing. After interviews and discussions, the Board determined that it would review the RFP responses and vote on their selection at the next Board meeting.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:

Adjourn the meeting at 12:45 pm (roll call 4-0)

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Michael Fitzmaurice – Chair/Elected Member

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Rachel Madden, Ex-Officio

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Tom Flynn, Appointed Member

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Antonio Torres – Elected Member

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Paul T. Hynes – Member Appointed by Other Members