

Lisa Serafin, Chairwoman  
Michael Fitzmaurice, Elected Member  
Antonio Torres, Elected Member

Ping Yin Chai, Appointed Member  
Paul T. Hynes, Appointed 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  
October 12, 2021

The regular meeting of the Massachusetts Housing Finance Agency Employees' Retirement Board was held via Zoom at 12:30 pm.

Present via Zoom were:

Lisa Serafin, Board Chairwoman  
Michael Fitzmaurice, Elected Member  
Antonio Torres, Elected Member  
Paul T. Hynes, Appointed Member

Absent were:

Ping Yin Chai, Appointed Member

Others present via Zoom:

Joseph Petty, Executive Secretary  
Emily Margolis, Stephen Reissfelder – AEW  
Matt Murdoch – Abrdn  
Kristin Phalen, Peter Palandjian – Intercontinental Real Estate Corporation

Lisa Serafin called the meeting to order.

UPON MOTION DULY MADE (Mike Fitzmaurice) AND SECONDED (Antonio Torres), it was voted  
To approve the minutes of the September 14, 2021, meeting. (Roll call 4-0).

The bank reconciliations, budget and financial records were reviewed. Joseph Petty noted that there were no transactions out of the ordinary. Paul Longo and Yashpal Balgobin were refunded.

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 along with the budget, retirement payroll, financial records and Warrant Number 202110 (see warrant), and capital calls. (Roll call (4-0))

Representatives of AEW, Abrdn and Intercontinental presented its annual fund review. The companies focused on updates on their company and personnel updates, relationship team and performance and strategies of each of their funds.

Joseph Petty informed the Board of the MACRS meeting on October 4<sup>th</sup> and 5<sup>th</sup> and reviewed the agenda and meeting.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Antonio Torres), it was voted:  
To allow any Board Member or Administrators to attend this conference consistent with our Travel Policy, (roll call 4-0).

Joseph Petty informed the Board regarding the dates of the Retiree Zoom Get Together and the Social Security presentation.

Joseph Petty reviewed Board member training and PERAC memos 24, 25 and 26.

To adjourn the meeting at 1:50 pm (roll call 4-0).

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Lisa Serafin - Board Chairwoman

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Michael Fitzmaurice – Elected Member

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Antonio Torres – Elected Member

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Ping Yin Chai, Appointed Member

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Paul T. Hynes – Member Appointed by Other Members