MINUTES OF THE BOARD MEETING
OF THE LUDLOW HOUSING AUTHORITY
REGULAR MEETING
April 21, 2021
GOTO MEETING & CONFERENCE CALL

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2021 APR 22 A 10:39
TOWN OF LUDLOW

The meeting was called to order by Chairperson David Sepanek at 11:03 a.m.

1. Upon roll call those present were as follows:

Present:	David Sepanek	Susan Stanek
	Joshua Carpenter	Audrey Polmanteer

Also, present: Robin Carvide

The secretary posted the Notice of Meeting at the Town's Clerk's office 04/14/2021.

2. Acceptance of the Minutes of Meeting:
   Upon a motion made by Joshua Carpenter, which was seconded by Audrey Polmanteer, it was unanimously voted to accept, the March 17, 2021 minutes as written. All in favor

3. Payment of Bills:
   Upon a motion made by Joshua Carpenter, which was seconded by Susan Stanek, it was unanimously voted to pay the bills. Check # 20928 to Check # 20984 for a total of $83,365.13. All in favor

4. Financial Report:
   A. March 2021 Accountant Report 66.3% unrestricted funds
      net income -10,655 (received after packets being sent, will include in next month's package for review)

5. Modernization Report:
   A. FISH # 161107 Lighting: Health & Safety completion delayed.
   B. Flood 106A Wilson Street: Vendor Insurance starting 03/23/2021.
   C. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD
   D. FISH # 161117 Vanity State Street Development DHCD

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E. FISH # 161104 Replace windows John Thompson Manor
Upon a motion made by Joshua Carpenter, which was seconded by Audrey Polmanteer, it was unanimously voted to accept the bid from BuildEx Construction Inc. West Springfield, MA for 38,000. All in Favor

F. FISH # 161099 PTAC replacement with ASHP
Upon a motion made by Joshua Carpenter, which was seconded by Susan Stanek, it was unanimously voted to accept the bid from Davison Co., Inc for 44,630.00, contingent on verifying the eligibility of the Electronic Bidder Signature Authorization Form, with date of 12/4/2013 and notary expiration of November 7, 2019. All in favor

6. Reading of the Correspondence:
Reviewed PHN 2021-04 American Rescue Plan & State-Aided Housing

7. Old Business:

A. Ethic Summary Information & on-line test: still need 2.

B. PHN 2019-13 Technical Assistance for Vacant Land Development

C. Senior Center Movement Plan: Still in process of moving.

8. New Business:
   A. Reorganize Board of Director
   Upon a motion made by Joshua Carpenter, which was seconded by Audrey Polmanteer it was unanimously accepted to nominate Susan Stanek as new chairperson of the Ludlow Housing Authority Board. Susan Stanek accepts this nomination. No other nominations. Susan Stanek is the new Chairperson.

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Upon a motion made by David Sepanek, which was seconded by Audrey Polmanteer, it was unanimously voted to nominate Joshua Carpenter as Vice-Chairperson of the Ludlow Housing Authority Board. Joshua Carpenter accepts this nomination. No other nominations. Joshua Carpenter is the new Vice-Chairperson.

Upon a motion made by David Sepanek, which was seconded by Susan Stanek, it was unanimously voted to nominate Audrey Polmanteer as Treasurer of the Ludlow Housing Authority Board. Audrey Polmanteer accepts the nomination. No other nominations. Audrey Polmanteer is the new Treasurer.

Susan Stanek Chairperson
Joshua Carpenter Vice-Chairperson
Audrey Polmanteer Treasurer
David Sepanek Board Member

B. Annual Plan Hearing will be June 16, 2021 at 11:00 a.m. with regular Board Meeting.

9. Adjourn Meeting:
Upon a motion made by Joshua Carpenter, which was seconded by Susan Stanek, it was unanimously voted to adjourn meeting at 11:52 a.m.

Sincerely Submitted:
Robin Carvide
Robin Carvide

Next Regular Scheduled meeting will be May 19, 2021.