Ludlow Housing Authority
Regular Board Meeting
Wed, October 27, 2021, 11:00 AM
Held in person at Wilson Street Community Hall
114 Wilson Street, Ludlow, MA 01056

AGENDA

1. Roll Call, Members of Authority

Susan Stanek	Joshua Carpenter	Raymond Anderson
David Sepanek	Audrey Polmanteer	

2. Acceptance of the Minutes of the Meeting:
   A. Minutes from September 15, 2021

3. Payment of Bills: Detailed report

4. Financial Report:
   A. Accountant Report: July 2021
   B. Accountant Report: August 2021

RECEIVED
TOWN CLERK'S OFFICE
2021 OCT 22 A 8:47
TOWN OF LUDLOW

5. Modernization Report: Updates
   A. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active: Change order
   B. FISH # 161117 Vanity State St Development: DHCD design
   C. FISH # 161104 Replace Windows John Thompson Manor: Complete: Waiting on Certificate of Final Completion
   D. FISH #161099 PTAC replacement with ASHP: Complete: Waiting on Certificate of Final Completion
   E. FISH # 161082 Hall Window replacement Wilson Community Room: active: waiting on gutters
   F. FISH # 161123 Repair slanted floor Unit 39CH # 113: RCAT
   G. FISH # 161102 Replace Common Area Floors: Chestnut St: DHCD
   H. FISH # 161120 Asbestos Abatement (2) floors: RCAT
   I. FISH # 161115 Replace Roofing and draining 26/28 & 38/40 Benton: RCAT

6. Reading of the Correspondence:

   A. Public Housing Notices: Go to: MA Public Housing Notices to review
      1. PHN 2021-20 Budget Guidelines FYE 2022

7. Old Business:
   A. Ethic online test: need 1
   B. David Sepanek: Alternative Housing: tabled
   C. PHN 2019-13 Technical Assistance for Vacant Land Development: Review sales references for land in Ludlow. Board to discuss and review to hold the land as one parcel or sub-divide into 8.
   D. Chestnut Street: Senior Center movement plan:
   E. New Tenant Board Member appointed until March 31, 2021 Ethics Testing & Summary/ DHCD Board Member training manuals. All completed

RECEIVED
TOWN CLERK'S OFFICE
2021 OCT 22 A 9:47
TOWN OF LUDLOW

8. New Business:
   A. Discuss making Ludlow Housing Authority Completely Non-Smoking
   B. Providing maintenance personnel with winter jackets with yellow safety shields on them, to be worn while shoveling and plowing near roads and parking lots.

9. Adjourn Meeting

Meeting Posted October 22, 2021